

14 Thresher Way
Wimborne BH21 4GD

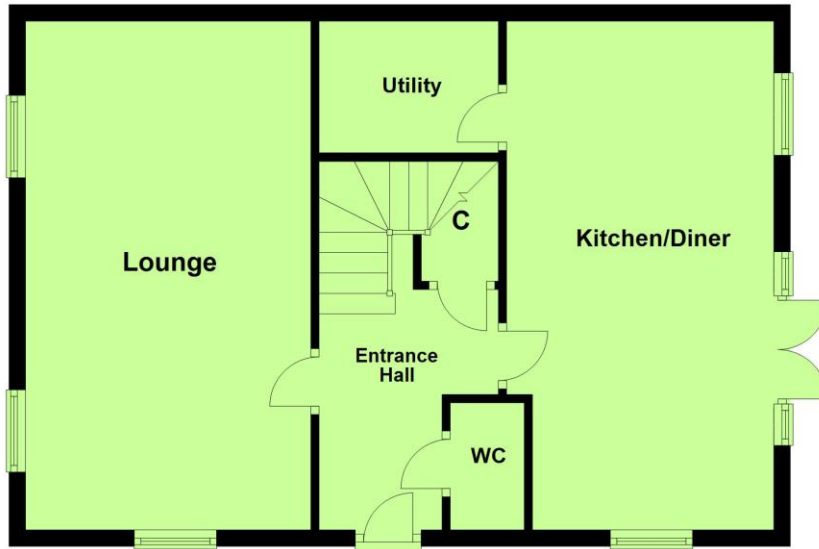
Price **£595,000** Freehold



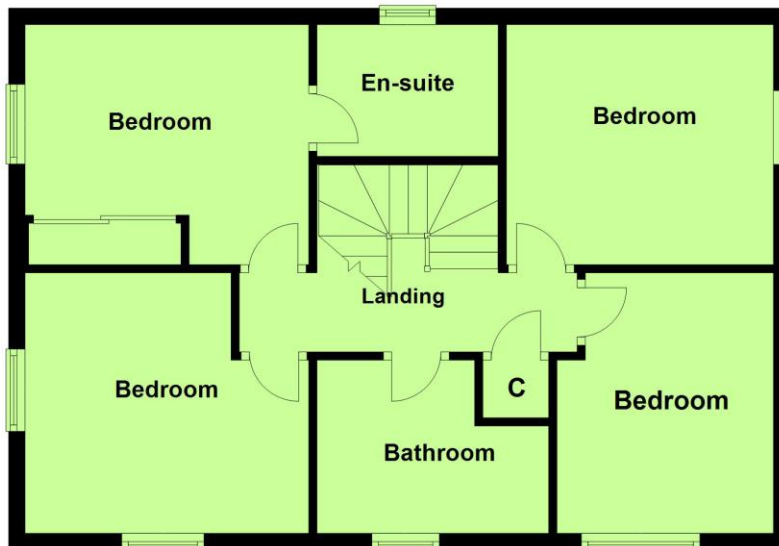
A MODERN FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION WITHIN CLOSE PROXIMITY TO WIMBORNE TOWN.



Ground Floor



First Floor



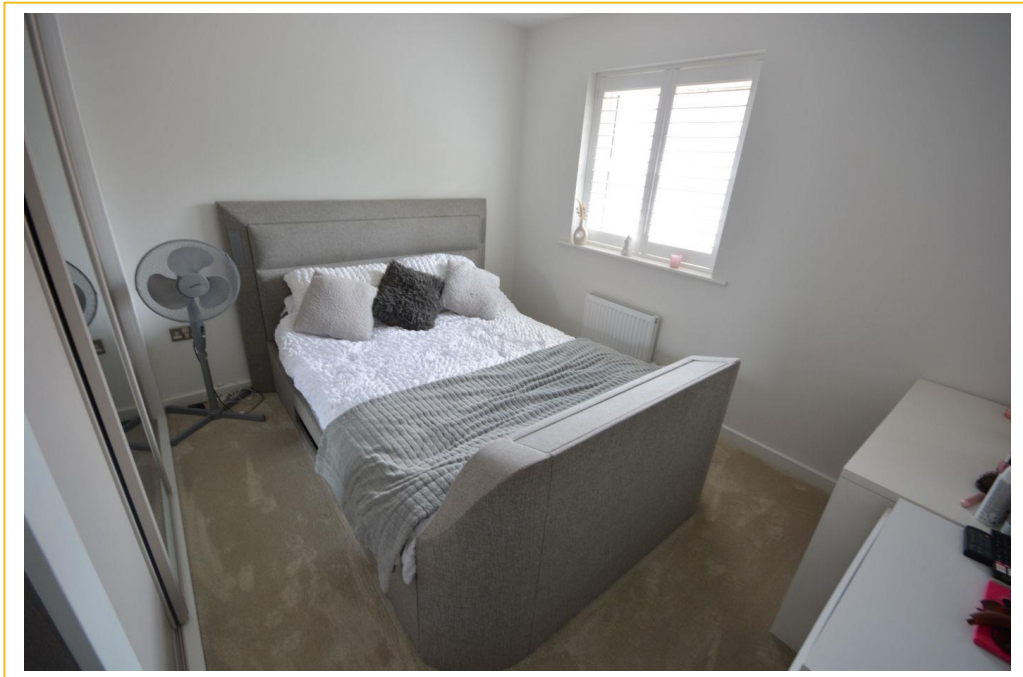
Total area: approx. 111.5 sq. metres (1199.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

- * **ENTRANCE HALL 12'4" x 7'3" (MAXIMUM) (3.77m x 2.22m)**
 - * **CLOAKROOM 5'9" x 2'9" (1.79m x 0.88m)**
 - * **LOUNGE 20'4" x 11'5" (6.21m x 3.51m)**
- * **KITCHEN/DINING ROOM 20'2" x 11'3" (6.15m x 3.44m)**
 - * **UTILITY ROOM 7'4" x 5'2" (2.25m x 1.58m)**
 - * **STAIRS RISING TO FIRST FLOOR**
 - * **BEDROOM ONE 11'6" x 10'8" (3.53m x 3.29m)**
- * **EN SUITE SHOWER ROOM 5'3" x 5'1" (1.61m x 1.55m)**
 - * **BEDROOM TWO 11'2" x 10'8" (3.41m x 3.29m)**
- * **BEDROOM THREE 11' x 9'3" (MAXIMUM) (3.35m x 2.83m)**
 - * **BEDROOM FOUR 8'8" x 8'3" (2.68m x 2.52m)**
 - * **FAMILY BATHROOM 10'1" x 5'8" (3.07m x 1.76m)**
 - * **DRIVEWAY PARKING**
 - * **SINGLE GARAGE**
 - * **REAR GARDEN**
- * **UPVC DOUBLE GLAZED WINDOWS WITH SHUTTERS**
 - * **GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the spacious entrance hall which has stairs rising to the first floor, understairs storage cupboard and access into the cloakroom which has towel ladder radiator, wash hand basin with mixer tap and tiled splashback and low level flush WC. The light and airy lounge has two windows to side aspect, further window to front and TV point. The kitchen/dining room has windows to front and side, double opening doors leading to the rear garden, range of wall and floor mounted cupboards, Quartz work surfaces over, one and a quarter single sink with integrated drainer and tap and integrated appliances to include dishwasher, fridge, freezer, oven, grill, five ring induction hob and extractor fan over. Off the kitchen is the utility room which has a range of wall and floor mounted cupboards, Quartz work surfaces over and space for tumble dryer and washing machine. The ground floor benefits from Amtico flooring throughout.

The return staircase leads to the first floor landing which has loft access via a hatch and storage cupboard with slatted shelving. Bedroom one has window to side aspect and benefits from bespoke fitted wardrobes with sliding mirrored doors. The en suite shower room has frosted window to rear aspect, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC, towel ladder radiator and shower cubicle with sliding door and shower over. Bedroom two has window to side aspect with pleasant views over the rear garden and benefits from bespoke fitted wardrobes with sliding doors. Bedroom three has windows to front and side aspect and bedroom four has window to front aspect and benefits from bespoke fitted wardrobes with sliding doors. The family bathroom has frosted window to front aspect, part tiled walls, shaver point, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC, panel enclosed bath with mixer tap and shower attachment over and walk in shower cubicle with shower.

The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and brick wall borders. The property also benefits from parking which in turn leads to the single garage which has electric up and over door, light and power. The property also has an Alarm and Hive system.



DIRECTIONS:

From Wimborne Centre take the B3078 towards Cranborne. At the Stone Lane traffic lights continue straight ahead and go over Knobcrook Bridge. Continue straight for a short distance and then turn left into Wheatsheaf Road and first left into Pastures Place. Thresher Way is the first turning on the right hand side.

COUNCIL TAX: Band E Dorset Council (East Dorset).

ENERGY EFFICIENCY RATING: Band B

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

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REF: R1922