



## Rugby Way, Wimborne, Dorset, BH21 2GJ

**Guide price £315,000**

NEW LISTING IN WIMBORNE, £315,000 (Guide Price). Take a look at this lovely well presented home located in Wimborne. This property is approximately six years old and being one of only five. It has an entrance hall with laminate flooring, a downstairs Cloakroom. It has a spacious open plan lounge/ kitchen/ reception room with a modern white fitted kitchen with integrated appliances. Sunny aspect Rear garden with grey fencing, lawn and patio area with raised wooden borders. Uptairs there are two good size double bedrooms with the main principle bedroom having built in wardrobes. The bathroom is fully tiled and has a modern white suite. Outside to the front are two allocated parking spaces and open plan lawn garden. This property would make an ideal first time buy and viewings are highly recommended. The Council Tax band is C, and it also has 5 years remaining on NHBC. If you are looking to get onto the property ladder or looking to move up to the next level, this home could be the one for you.





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## FRONT GARDEN

To the front of the property the garden area is lawn with pathway and is open plan. There is a tiled pathway from the parking area lower tiled area by the house for bins. Covered tiled and pitched porch. Gas and electric meter boxes. Wall mounted light to the right of the front door.

## FRONT DOOR AND ENTRANCE HALL

12'5" x 3'2" (3.80 x 0.99)

Composite style Front door leading into the entrance hall with white ceiling, emulsion painted walls and wood laminate flooring with inlay door mat. Doors to all ground floor rooms. Ceiling lighting. Radiator. Light switches and plug sockets. Wall mounted alarm key pad. Stairs to first floor and landing area with inset open shelving at the base of the stairs. Wall mounted heating control.

## CLOAKROOM

7'0" x 12'5" (2.14 x 3.80)

Oak coloured wooden door leading into the cloakroom with white ceiling, emulsion painted walls and continuation of the hall laminate wood colour flooring. Upvc double glazed window. White sink with splash back and chrome effect fittings. White WC with seat, lid and flush system. Radiator. Ceiling lighting.

## OPEN PLAN LOUNGE/ DINING KITCHEN

15'10" x 24'11" x 8'5" overall room (4.85 x 7.61 x 2.58 overall room)

Oak coloured wooden door leading from the hall into this spacious, light and airy modern open plan kitchen reception room. White ceiling, emulsion painted walls and continuation of the wood colour laminate flooring throughout. Two Ceiling pendant lighting with recess lighting to the kitchen area. Two radiators. Upvc double glazed window, Upvc double glazed patio doors opening out to the garden. Light switches, plug sockets and TV socket in the lounge area.

### Kitchen:

The kitchen has a range of white fronted units with handleless doors, laminate worktops and Metro style tiled splash backs with under cupboard lighting.

There is a one and half bowl stainless steel sink with drainer and chrome effect fittings. Integrated appliances consisting of Fridge/ Freezer, Washer Dryer and dishwasher. There is four ring glass top hob, stainless steel electric oven and stainless steel extractor above. Upvc double glazed window overlooking the front aspect.

### Lounge:

The lounge dining area is L shaped giving plenty of room for dining table, sofas and chairs making this room a great entertaining area whilst overlooking the rear garden.

## REAR GARDEN

Leading out from the patio doors into the enclosed rear garden with grey wood stained fencing to all sides. There is a patio area, lawn and wooden built planters around the garden. This garden has a sunny aspect and is a great place to entertain or just chill of an evening making this a real feature of the property.

## STAIRS AND LANDING AREA

Leading from the entrance hall with stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet to stairs and landing. Ceiling lighting. Built in cupboard to one of the landing with wooden door and inside shelving storage. Doors to all first floor rooms. Light switch.

## BEDROOM ONE (MAIN PRINCIPLE) REAR FACING ASPECT

13'10" x 9'8" into wardrobe recess (4.23 x 2.95 into wardrobe recess)

Oak coloured wooden door leading into this good size main principle bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Radiator. Light switch and plug sockets. Built in wood coloured sliding wardrobes with shelving and rails behind and mirror panel to one door. Two upvc double glazed windows overlooking the rear garden. Ceiling lighting.

## BEDROOM TWO (DOUBLE FRONT FACING ASPECT)

12'7" x 11'4" x 9'11" (3.85 x 3.47 x 3.03)

Oak coloured wooden door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Upvc double glazed window overlooking the front of the property. Radiator. Built in cupboard with oak coloured wooden door with shelving inside.

## BATHROOM

11'4" x 5'5" x 3'1" to entrance area (3.47 x 1.67 x 0.96 to entrance area)

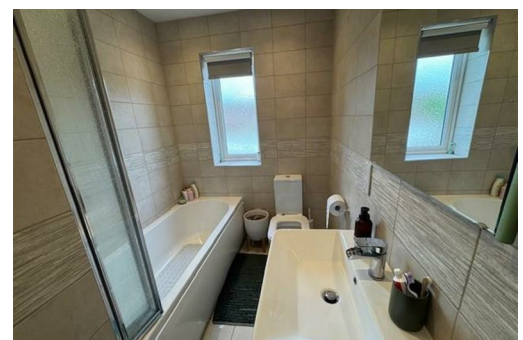
Oak coloured wooden door leading into this contemporary style bathroom with fully modern tiled walls and ceramic tiled flooring. Upvc double glazed frosted window. Chrome effect ladder style Radiator. White wc, white sink with chrome effect fittings and base vanity unit. White bath with glass folding shower screen and chrome effect fittings. Ceiling lighting.

## PARKING

There are Two parking spaces conveyed with the property located to the front.

## TENURE

This property is "FREEHOLD" The council Tax band is "C".



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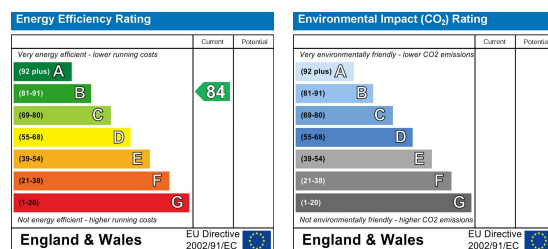
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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD