



50 Canford View Drive, Wimborne, BH21 2UW

£475,000

- Sought After Location
- Drive and Garage
- East/South East Garden
- Well Kept Family Home
- Family Bathroom, En-Suite & Clkroom
- Four Bedrooms
- Good Size Conservatory
- Gas Central Heating
- Three Receptions

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A super four bedroom, two bathroom detached family house, which is well decorated to give a homely feel. A good size conservatory has been added to give extra living space, with the property having scope to open up the kitchen and dining areas to create a open plan contemporary feel. The rear garden is a feature enjoying a sunny aspect and has been tastefully landscaped. Situated in a popular location with easy access to Wimborne Town Centre.

 4  2  3  D Council Tax Band: D



Property Details

Area

Colehill is a small village located on the outskirts of the town of Wimborne Minster and is surrounded by beautiful countryside, with the New Forest National Park on the door step. The village has a population of around 5,000 people and is within the catchment of good quality first and middle schools. There are many walking and cycling trails in the area, which offer stunning views. The village is also home to several parks and gardens, which are perfect for picnics and relaxing in the sun. Conveniently located with easy access to Ringwood, Bournemouth, Poole and London via the A31 leading onto the M27/M3 to London. The village also has a strong community spirit, with many local events and festivals taking place throughout the year. It has several historic buildings and landmarks, including the St. Michael's Church, which dates back to the 12th century. Colehill is a charming and peaceful village that offers a chance to escape the hustle and bustle and enjoy the beauty of the English countryside.

Description

Accommodation Comprises. Front Door through to Entrance Hall. Understairs recess, Lounge, double aspect which makes a light and airy room, feature fire place with inset wood burner, wooden over mantle and stone plinth. Dining Room, located to the rear with access through to Kitchen (this could be opened into a large kit/diner if required) Kitchen, range of work

surfaces with eye and low level cupboards and drawers, matching breakfast bar, freestanding large cooker range, space for fridge freezer, dishwasher and washing machine, part tiled door to side access. Conservatory off the dining room, double doors out to the rear garden. Cloakroom off the Entrance Hall, low level w.c. wash hand basin. Stairs from the Entrance Hall to the First Floor Landing, built in cupboard, Bedroom One, window to rear aspect, door to En-Suite, built in shower cubicle, low level w.c. wash hand basin, window to side. Bedroom Two, a good double room with view to the front, Bedroom Three, double with view to rear, Bedroom Four a single room with view to front. Bathroom, paneled bath, low level w.c. wash hand basin, part tiled. Outside - Rear garden is landscaped, well kept and enjoys a sunny aspect, part laid to lawn and part shingle with raised flower and shrub borders, super summer house, ideal for relaxing or outdoor entertaining. The garden is fully enclosed which offers a good deal of seclusion, side access to the front. an attractive range of shrubs, adjoining driveway providing off road parking which leads to the Garage with up and over door, power and light.

Tenure

Freehold



Area Map



Canford View Drive

LOCATION

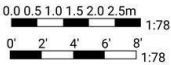
Canford View Drive
BH21 2UW Wimborne
England
GB

DETAILS

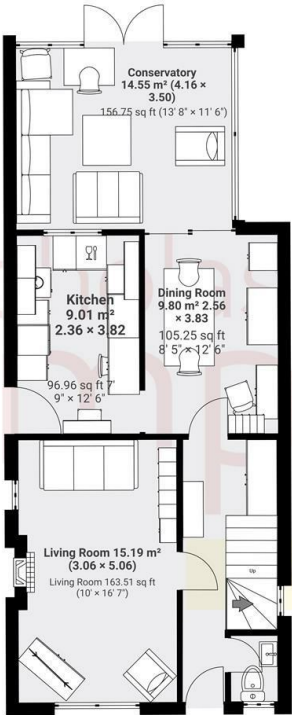
Total area:98.96 m²
Living area:98.96 m²
Total area:1065.69 sq ft
Living area:1065.69 sq ft

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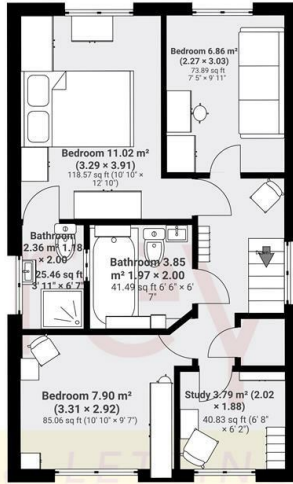
The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.



▼ **Ground Floor** TOTAL AREA:57.43 m²-LIVING AREA:57.43 m²
TOTAL AREA:618.60 sq ft-LIVING AREA: 618.60 sq ft



▼ **1st Floor** TOTAL AREA:41.54 m²-LIVING AREA:41.54 m²
TOTAL AREA:447.09 sq ft-LIVING AREA:447.09 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.