

TOWNSEND
WIMBORNE, BH21 4AR



GUIDE PRICE £450,000

- STURMINSTER MARSHALL
- SEMI DETACHED HOUSE
- GENEROUS PLOT
- SCOPE FOR EXTENSION TO SIDE AND/OR REAR OF PROPERTY STPP
- PRIVATE LANE - NO THROUGH ROAD
- THREE BEDROOMS
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- WALKING DISTANCE OF SCHOOLS & TRANSPORT & LOCAL SHOP
- GENEROUS FRONTAGE & OFF ROAD PARKING
- LARGE REAR GARDEN

Elgin offers opportunity to purchase a lovely three-bedroom family home, on a **GENEROUS PLOT**, with **SCOPE FOR EXTENSION STPP**. Located on a private no through road within the highly regarded village of **STURMINSTER MARSHALL**, this property is within easy walking distance of the **POPULAR LOCAL SCHOOL**, **BUS ROUTES**, a convenience store and post office.



There is a generous frontage to the property with parking for two/three vehicles and side access to the rear garden.

You are welcomed into a lovely entrance hall, with stairs to the first floor, a storage cupboard, access to the living room and kitchen/dining room.

The living room is large and light, overlooking the front of the property.

The kitchen/dining room is located at the rear of the property and has direct access to the large garden via patio doors. The kitchen itself includes a range of base and wall units and there is space for a large dining table.

Upstairs, there is a lovely large light landing, three bedrooms and a family bathroom.

The garden at Elgin is a notable feature, offering a family plenty of space to play and enjoy, as well as scope for extension STPP.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

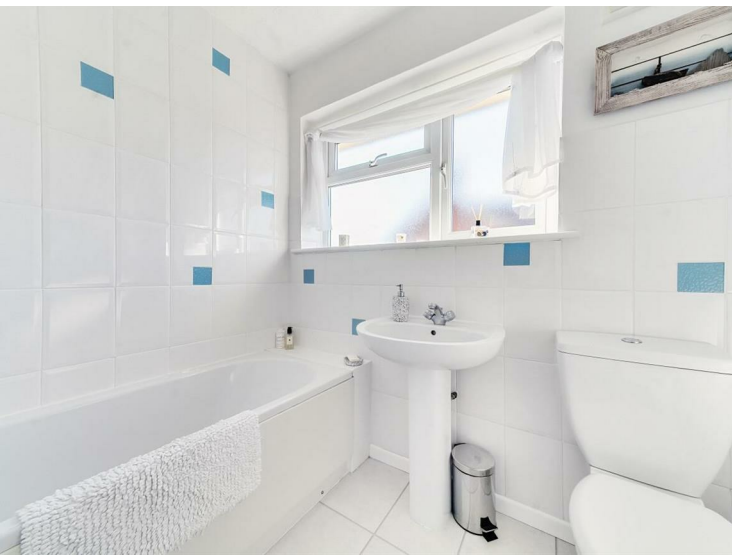
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

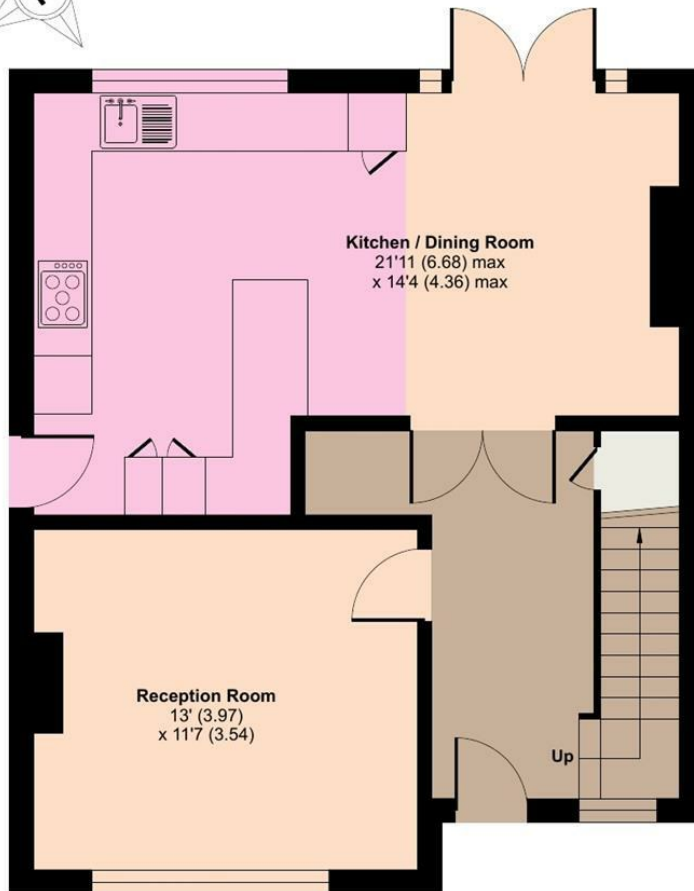
Mobile Signal: Refer to Ofcom website



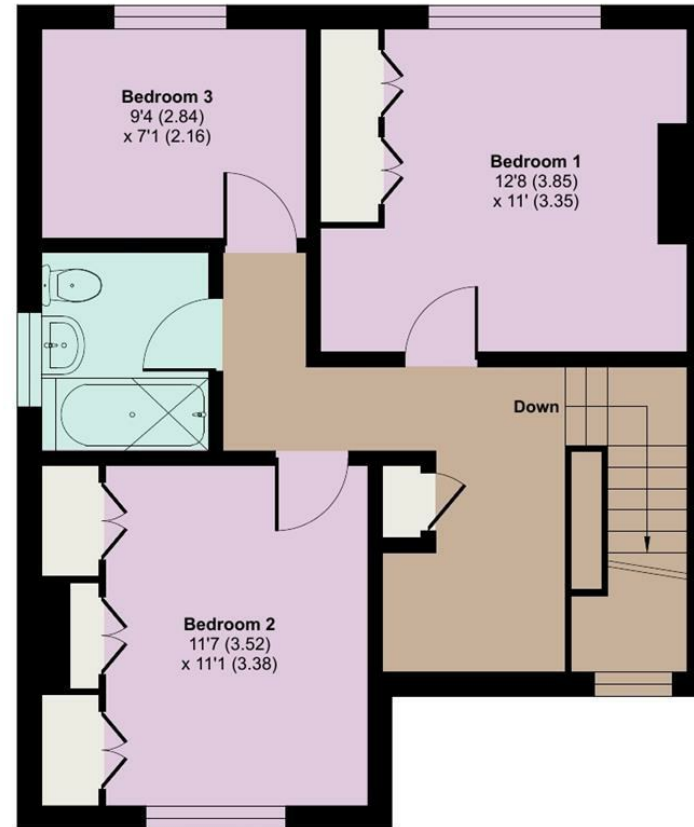
Elgin, Townsend, Sturminster Marshall, Wimborne, BH21

Approximate Area = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025.
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Ferndown Office

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