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BLUEBELL CRESCENT  
WIMBORNE, BH21 4FA







# GUIDE PRICE £450,000

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- TOWN HOUSE
- REMAINDER OF BUILDING GUARANTEE
- 3 BEDROOMS
- PARKING & GARAGE
- KITCHEN/DINER
- PRIVATE REAR GARDEN
- UTILITY AREA & CLOAKROOM
- MASTER SUITE WITH DRESSING AREA & ENSUITE
- FAMILY BATHROOM
- SEPARATE LOUNGE

This THREE BEDROOM TOWN HOUSE is located on the popular Wimborne Chase development which has evolved in recent years on the northern fringes of the town. Very well presented throughout, the property offers THOUGHTFULLY DESIGNED and WELL PROPORTIONED accommodation arranged over THREE FLOORS with DRIVEWAY PARKING and GARAGE.





Located on the popular Wimborne Chase development on the northern fringes of the town, this three storey town house is very well presented throughout and benefits from the remainder of its Building Warranty. Within walking distance of the town centre and easy transport links to the wider network, the property offers well proportioned accommodation including on the ground floor a welcoming entrance hall, stylishly fitted kitchen/diner with patio doors leading out to the rear, southerly facing garden which enjoys a good degree of privacy and a separate lounge enjoying a front aspect. There is also a utility area and ground floor cloakroom off the kitchen.

The first floor offers two double bedrooms and a modern family bathroom which has a bath and separate shower, whilst the master suite occupies the second floor, along with a dressing area, built-in wardrobes and an ensuite.

The garden has been landscaped and includes rear access via the driveway, as well as pedestrian access to the garage via a side door. Power has been installed in the garage.

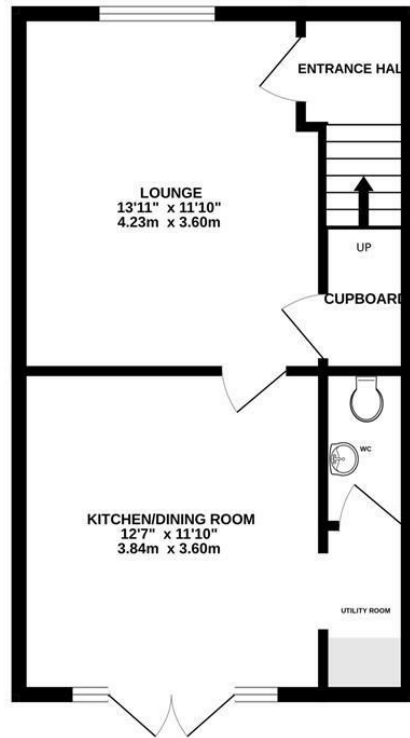
Wimborne town centre is a pleasant walk away, with its many amenities including a variety of retail outlets, museum, theatre and Minster Church. Well regarded local schools, doctors, dentists and local hospital are all close by. Poole train station (7 miles) with direct service to London Waterloo; Bournemouth International Airport (8 miles) and Southampton Airport (32 miles)

Additional Information

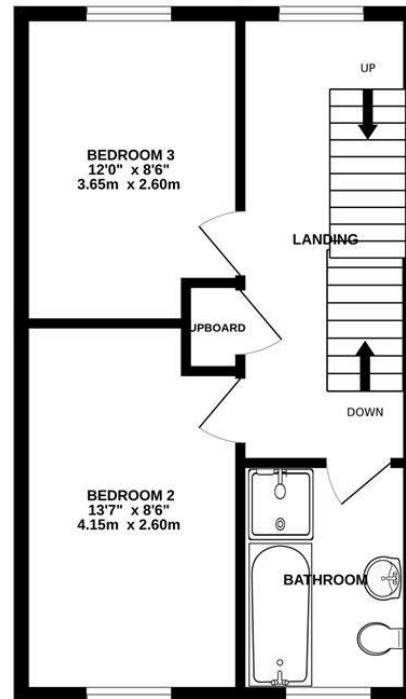
- Agents Note: Bluebell Crescent is part of an expanding development
- Additional Charges: There is a service charge of £14.58 pcm for communal areas
- Restricted Covenants: No Caravans or boats
- Energy Performance Rating: B
- Council Tax Band: D
- Tenure: Freehold
- Flood Risk: but refer to gov.uk, check long term flood risk
- Flooded in the last 5 years: No
- Conservation area: No
- Listed building: No
- Tree Preservation Order: No
- Parking: Private driveway & garage
- Utilities: Mains electricity, mains gas, mains water
- Drainage: Mains sewerage
- Broadband: Refer to Ofcom website
- Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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