



2 Angell Close, Wimborne.

A beautifully presented four double bedroom detached family home with a fully insulated external home office. Set on the popular Quarter Jack development, only 1 mile level walk from the Town Centre. Vendors suited.

Guide Price
£585,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Angell Close Wimborne BH21 2GD

- A stylish detached family home in a popular location
- A beautifully landscaped garden with raised sleeper beds
- A fully insulated home office available with many uses
- Off road parking, a garage and an electric car charging point
 - Lovely walks close by with easy access to town
- Four double bedrooms, two bathrooms, ample storage
- A beautifully presented home with high energy efficiency
- A stunning kitchen/family room with a large window overlooking the garden

Viewing strictly by appointment
Symonds & Sampson
01202 843190





The property extends to over 1700 square feet, arranged over 2 floors, it has a large kitchen/dining/family room with feature square bay window and French doors that open into the garden. Utility room, spacious sitting room, cloakroom, four double bedrooms one of which has an en suite and a family bath/shower room. Amtico flooring and carpeting, solar panels, gas central heating, double glazed windows, southerly aspect rear garden and integral garage.

A covered entrance way leads into an L-shaped reception hall and a cloakroom with built-in and fully fitted cupboard. The attractive, dual aspect sitting room has a feature bay window, and an under stairs storage. From the reception hall, a half glazed door leads through to the large kitchen/dining/family room. The contemporary kitchen comprises of a range of gloss units, polished stone work surfaces. Fan oven and grill, an induction hob with extractor above. Integrated dishwasher, fridge/freezer, space for table and chairs, sofa, TV and door to outside. A separate utility room has the same work surfaces as the kitchen, units, appliance space, wall mounted gas boiler, and access door.

A large L-shaped landing has an airing cupboard with

pressurised water system. The dual aspect main bedroom has an en suite shower room with shower, vanity unit, sink and WC. There are three further double bedrooms with a family bathroom with separate bath and shower.

The property is situated at the edge of Wimborne, with access to open parkland areas and country walks and pubs. The town offers a lively shopping area, an extensive range of amenities, schools for all age groups, and bus services to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Outside

There is paved driveway providing off road parking that leads to an integral single garage with up-and-over door. The front garden is laid to lawn with established shrubs. The rear garden is enclosed, and laid to lawn. The garden has a superb insulated home office/gym/hobbies room with raised sleeper flowerbeds and beautiful tiled patio and external electric vehicle charging point. The current owners have added the home office, garden patio as well as adding the raised sleeper beds all within the last year.

Services

All mains services
Council Tax Band - F
EPC Rating - B
According to Ofcom - Superfast broadband is available along with mobile phone services



Directions

From Wimborne, proceed east along Leigh Road towards Ferndown. Just past Bytheway car park on the left, turn right into Lonsdale Road which leads into Quarter Jack Park.



Angell Close, Wimborne

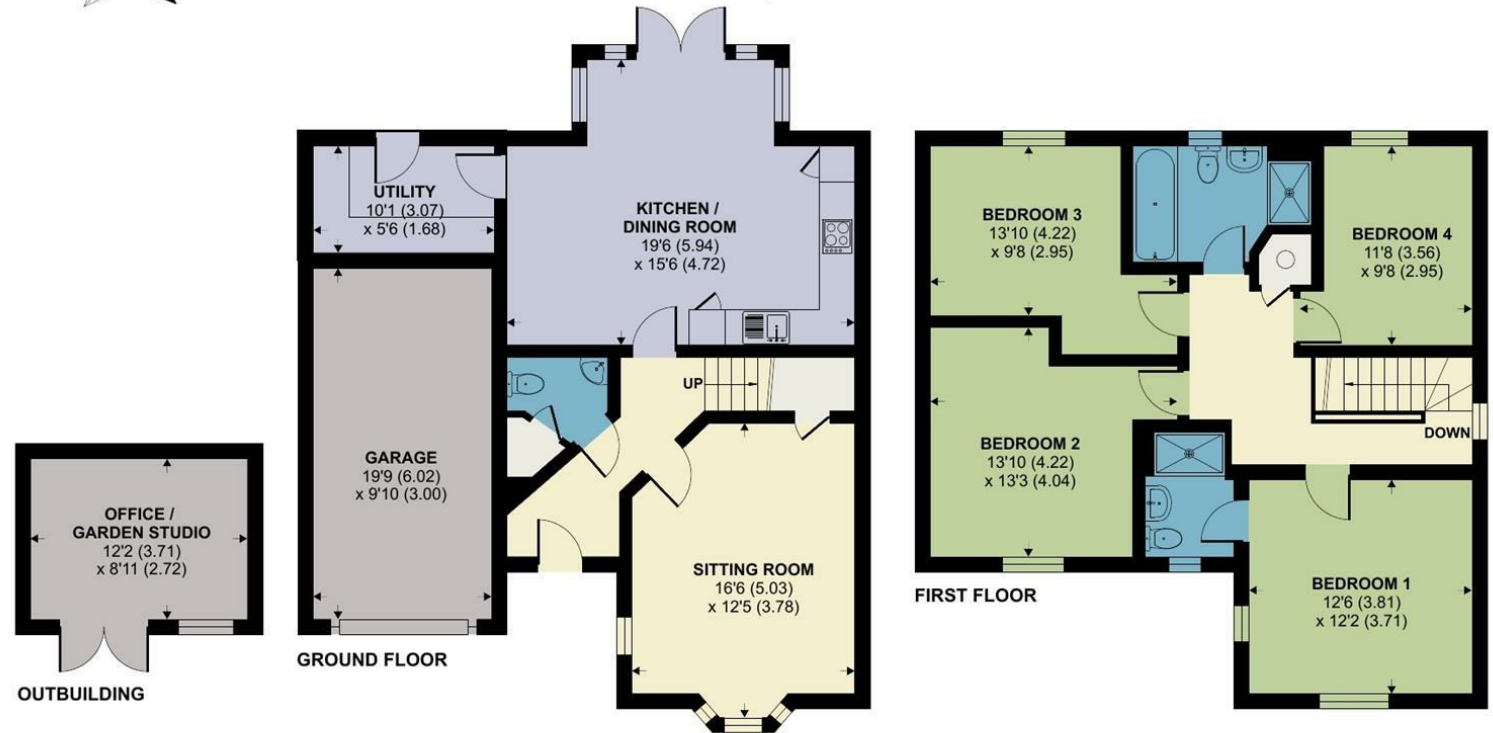
Approximate Area = 1459 sq ft / 135.5 sq m

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 1766 sq ft / 164 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1073212



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