



1 Martindale Avenue  
, Wimborne, BH21 2LE

**Offers in the region of £474,950**



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Spacious Three-Bedroom Detached Chalet Bungalow in a Tranquil Setting with Two Reception Rooms, Garage, and Ample Parking

This beautifully presented three-bedroom chalet bungalow is situated in a serene residential area of Colehill, providing a delightful retreat just a short distance from Wimborne town centre. The property is conveniently located near nature reserves, picturesque riverside walks, and highly regarded schools, with excellent access to Ferndown, Broadstone, and the neighboring towns of Ringwood, Bournemouth, and Poole.

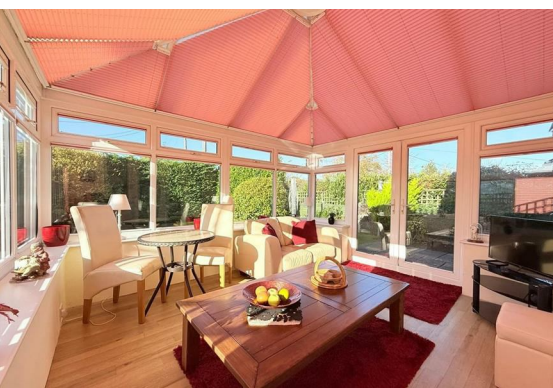
Wimborne town centre offers a superb selection of shopping, leisure, and recreational facilities, including a Waitrose supermarket, the QE Leisure and Fitness Centre, Wimborne Cricket Club, and the River Stour. The nearby green belt areas are rich in wildlife and provide beautiful walking trails.

Upon entering the property, you are welcomed by a spacious entrance hallway with doors leading to all principal rooms. The front-facing sitting room is bright and airy, featuring an attractive fireplace. Double doors open into the conservatory, which offers a pleasant view of the garden.

The dining room is ideal for entertaining, offering ample space for a dining table and chairs, with a large front-facing window that allows in plenty of natural light. The ground-floor bedroom, located at the rear of the property, is served by a shower room with a walk-in shower cubicle, wash hand basin, and a separate toilet.

The dual-aspect kitchen enjoys a lovely garden view and is fitted with a range of base and wall units, drawers, and a spacious countertop with a tiled splashback. There is ample space for free-standing kitchen appliances.

On the first floor, there are two bedrooms, both with front-facing windows and fitted cupboards. The primary bedroom benefits from an en-suite bathroom, a walk-in wardrobe, and additional storage. The en-suite includes a panel-enclosed bath, WC, and wash hand basin with a vanity unit below.

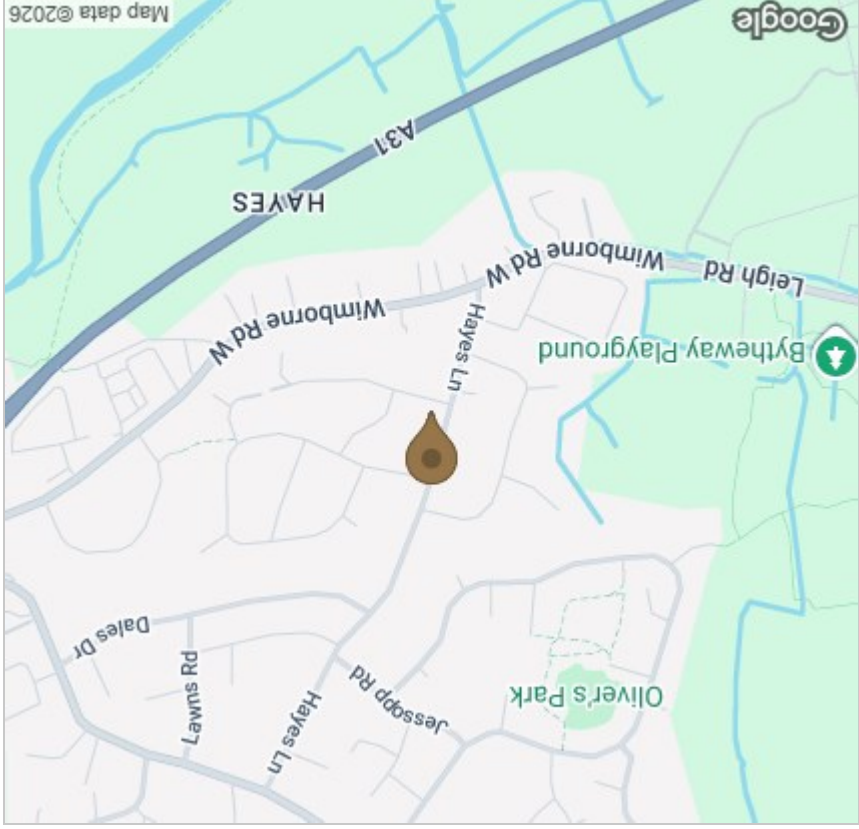




## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map

Energy Efficiency Rating	
Current	Potential
79	58
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Not energy efficient - higher running costs <b>G</b> (1-20)	
<b>F</b> (21-38)	
<b>E</b> (39-54)	
<b>D</b> (55-68)	
<b>C</b> (69-80)	
<b>B</b> (81-91)	
<b>A</b> (92 plus) Very energy efficient - lower running costs	