



## 10 Martindale Avenue, Wimborne, BH21 2LE

£800,000

- High Specification Throughout
- Extended and Refurbished
- Driveway and Garage
- 4 /5 Bedroom Detached Bungalow
- Underfloor Heating
- Cul-De-Sac Location
- 3 Bathrooms
- South Facing Rear Garden
- Feature Lounge/Kitchen

# 10 Martindale Avenue, Wimborne BH21 2LE

A superb 4/5 bedroom detached bungalow that has been completely extended and refurbished to the highest specifications throughout. A feature 8 x 6 metre living area/kitchen with extra high ceilings and double bi-fold doors open to a good sized rear South facing garden. Versatile and generous rooms throughout, along with a range of high quality features make this a great family home. Situated in a popular location with easy access to Wimborne, the property needs to be viewed to be fully appreciated.



Council Tax Band: D



## Description

Covered Porch with Front Door through to Entrance Hall. A spacious entrance with hallway opening to a generous size inner hall, tiled flooring, wall mounted floor to ceiling mirror, range of built in storage cupboards, one housing hot water boiler, space and plumbing for washing machine, water softener, oak paneled doors.

Living Room/Kitchen An 8 x 6 metre feature room offering contemporary living to its best, backing out to the South facing rear garden. high 2.85m ceilings with extra high bi-fold doors to both sections of the room, along with good size sky light making a bright and airy family space. media wall with inset modern electric living flame fire, space to T.V. above with concealed wiring, further internet connections. Kitchen Area, impressive centre island with granite work surface and range of cupboards under, Striking ceiling mounted over counter lights, . Further work surface with eye and low level cupboards, inset Range Master 5 ring gas hob, integrated range of appliances, with dishwasher, microwave fridge/freezer, double oven. Quality tiled splashbacks.

Main Bedroom, located at the rear, 2.85m ceiling again with extra height bi-fold doors, feature wall lights.

Bedroom Five, is a double room and is adjacent to the main bedroom. It could be incorporated into the main bedroom to create a dressing room if needed and has access to En-suite Bathroom, corner shower unit, paneled bath, wash hand basin with vanity unit, low level W.C. quality tiles, skylight.

Bedroom Two, double bedroom, window to side, range of double fitted wardrobes, matching corner shelving, wall

mounted floor to ceiling mirror.

Bedrooms Three and Four, both double rooms and are located to the front of the property, fitted wardrobes.

Family Bathroom, feature tiling with granite finish, oval freestanding bath, fitted shower cubicle. low flush W.C. wash hand basin with vanity unit. heated towel rail, wall lights, window to side. tiled flooring.

Family shower Room, shower cubicle, wash hand basin with vanity unit, low level W.C. sky light, quality tiling.

Access to the Garage off the entrance hall, power and light, hot, cold water and waste feeds idea for a utility area if required, sky light.

Outside The rear garden is a good size, South facing with large patio area and adjoining the property, accessed by the bi-fold doors it makes a perfect area for al fresco dining and entertaining, remainder of the garden is lawned and fully enclosed by fencing and mature hedging, with further inset shrubs and hedges. An array of outside lighting highlights the patio and the remainder of the garden. Side access to the front. Driveway to the Garage provides off road parking. Front Garden has been seeded, to be lawn.

The property has the following benefits.

Wiring and ducting for air conditioning to Living and Main Bedroom

Electrics supplied for car charging (no point)

USB charging points are on the nickel finish power sockets

Quality Carpets and underlay are fitted throughout.



## Colehill

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.

## Tenure

Freehold

Council Tax Banding D

This was the banding before the works were done.

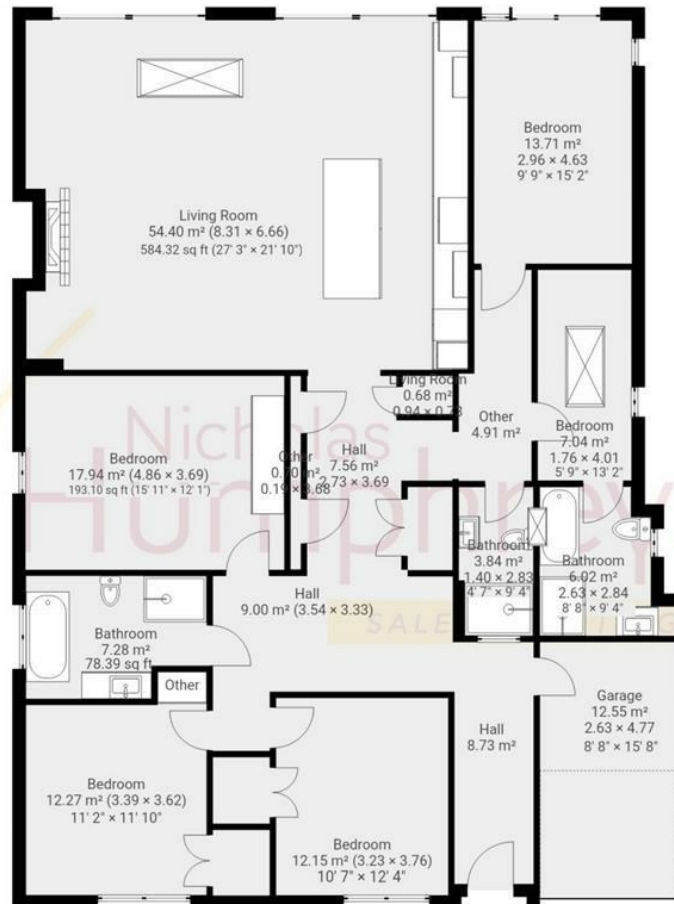
The property is currently tenanted, at a monthly rent of £3,300 until 13th June 2026





# Ground Floor

TOTAL AREA: 183.15 m<sup>2</sup> (1971.38 sq ft) • LIVING AREA: 170.60 m<sup>2</sup> (1836.31 sq ft) • ROOMS: 20



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 purchasers or tenants are advised to verify all measurements independently before making any decisions.

Nicholas Humphreys Wimborne  
wimborne@nicholashumphreys.com

[www.nicholashumphreys.com/wimborne-and-bournemouth-estate-agents/](http://www.nicholashumphreys.com/wimborne-and-bournemouth-estate-agents/)