



EDWARDS  
ESTATE AGENTS

CANFORD VIEW DRIVE

WIMBORNE, BH21 2UW

EDWARDS ESTATE AGENTS



# GUIDE PRICE £460,000

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- DETACHED FAMILY HOME
- FOUR BEDROOMS
- STYLISH KITCHEN/DINING ROOM
- GARDEN/SUMMER ROOM
- FAMILY BATHROOM & SHOWER ROOM
- GARAGE
- EV CHARGING POINT
- DRIVEWAY PARKING
- PRIVATE REAR GARDEN
- CONVENIENT LOCALITY

Upon entering, you are greeted by a spacious hallway that leads to a well-proportioned lounge, which enjoys a pleasant front aspect. The heart of the home is undoubtedly the modern fitted kitchen/dining room, which overlooks the delightful rear garden and features French doors that seamlessly connect indoor and outdoor living. The ground floor also boasts a versatile fourth bedroom, perfect for guests or as a study, alongside a conveniently located shower room.

The enchanting garden room, with its dual aspect and bi-fold doors, opens onto a generous decked platform, creating an inviting space for alfresco dining and entertaining. The first floor comprises three further bedrooms, all served by a fully tiled family bathroom equipped with a bath, vanity wash hand basin, and semi-concealed WC.

Outside, the enclosed rear garden offers a good degree of privacy, enhanced by boundary walls and established planting. It features a well-maintained lawn, patio, and decking area, perfect for enjoying the outdoors.



Wimborne itself is a charming Minster town, surrounded by the stunning landscapes of Cranborne Chase and the New Forest National Park. The town boasts an eclectic mix of shops, cafes, and restaurants, alongside cultural offerings such as the Tivoli Theatre. Excellent transport links are available, with Poole and Bournemouth train stations providing regular services to London, while local schools, leisure facilities, and beautiful countryside walks further enhance the appeal of this wonderful home.

This property truly offers a fantastic opportunity for family living in a picturesque setting.

#### 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 and integral garage with Ev charging point

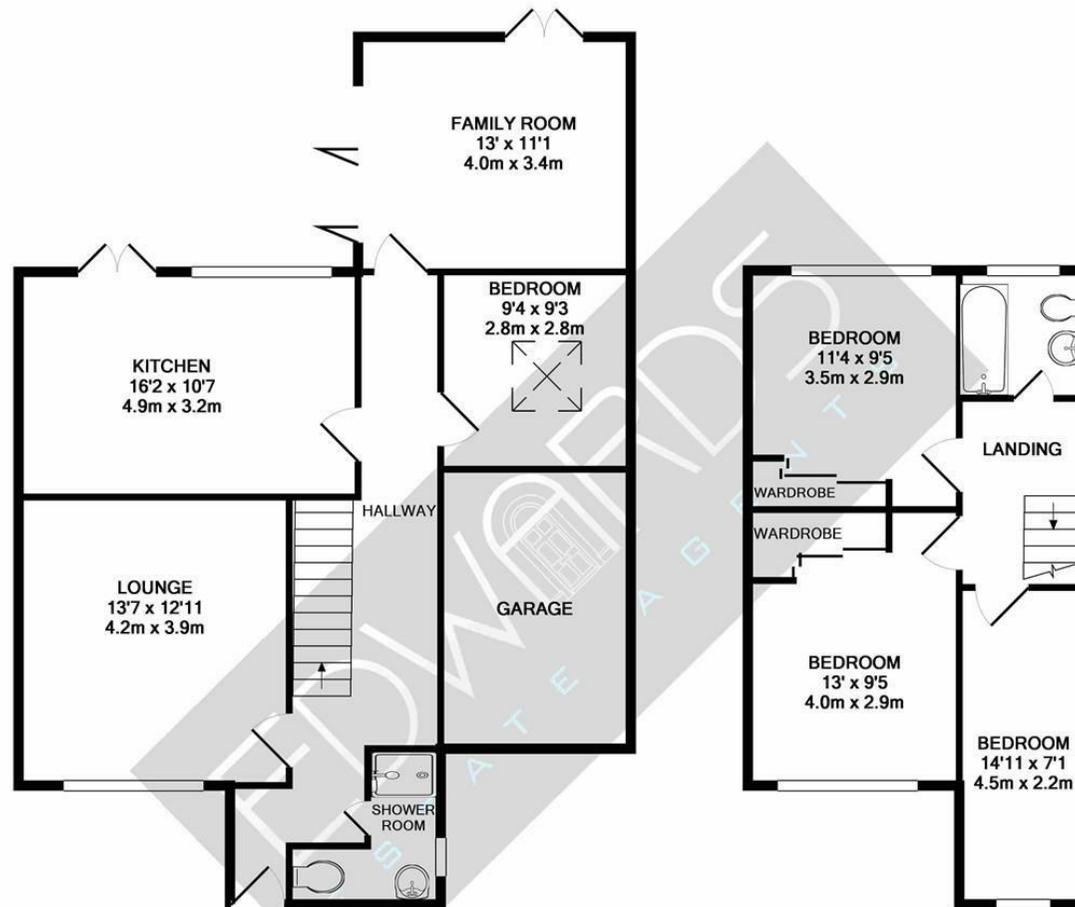
Utilities: Mains Electricity, Mains Gas, Mains Water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR  
APPROX. FLOOR  
AREA 892 SQ.FT.  
(82.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Ferndown Office

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