

EDWARDS  
ESTATE AGENTS



MOORTOWN DRIVE  
WIMBORNE, BH21 3AR



# GUIDE PRICE £725,000

- STUNNING EXTENSIVELY REMODELLED FAMILY HOME
- 4 BEDROOMS
- FAMILY BATHROOM & 2 ENSUITES
- SUPERB KITCHEN/DINING ROOM WITH VAULTED CEILING
- SEPARATE LIVING ROOM
- HOME OFFICE/PLAYROOM
- SECURE GATED ENTRANCE
- DOUBLE GARAGE & OFF ROAD PARKING
- PRIVATE REAR GARDEN WITH PATIO & PERGOLA

This罕有的购买机会 offers well proportioned, thoughtfully designed accommodation. The property sits on a good size plot with secure gated access and ample off road parking to the front of the property.

On the ground floor the hub of this modern home is undoubtedly the superb kitchen/diner with a new high specification kitchen and appliances – a triple aspect room with feature vaulted ceiling and sliding glazed doors opening to a paved patio with pergola – great for entertaining. A separate living room is just next door – ideal for quiet relaxation! There are also three double bedrooms at this level – one with ensuite – as well as a separate family bathroom and an office/playroom. The master ensuite occupies the first floor with views of the rear garden.

The property is located in a semi-rural spot, yet within easy reach of main road links, local amenities and well regarded schools. The rear garden enjoys a good degree of privacy with fenced and established boundaries.



NB - Finished to a high specification throughout – if purchase is secured at an early stage, there is opportunity for the buyer to select bespoke finishes and options.

#### Additional Information

Energy Performance Rating: F

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: Yes

Parking: Private Driveway & gated parking

Utilities: Mains electricity, mains gas, mains water

Drainage: Septic tank

Broadband: Refer to Ofcom website

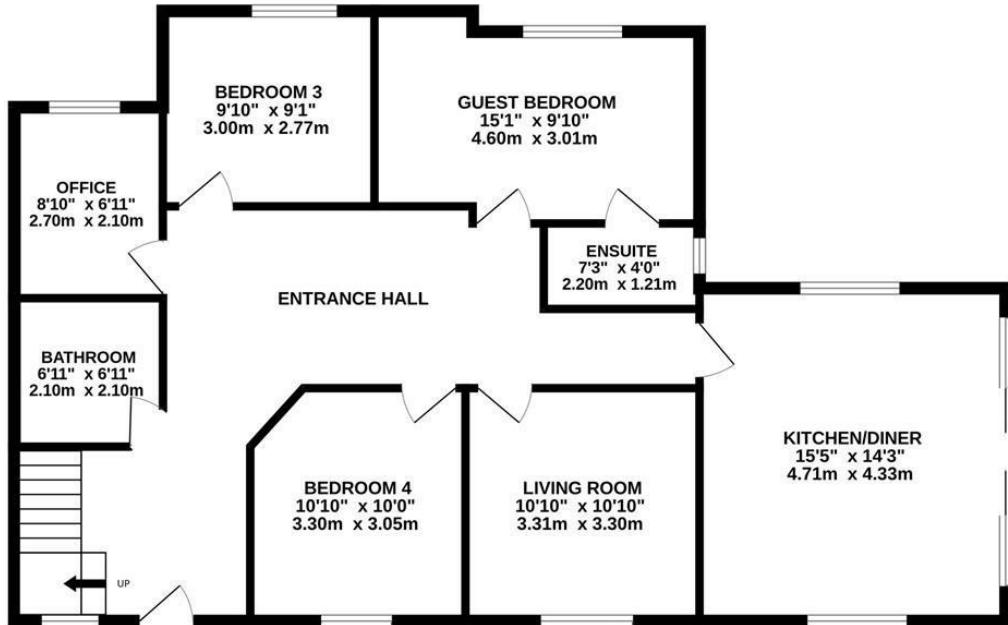
Mobile Signal: Refer to Ofcom website



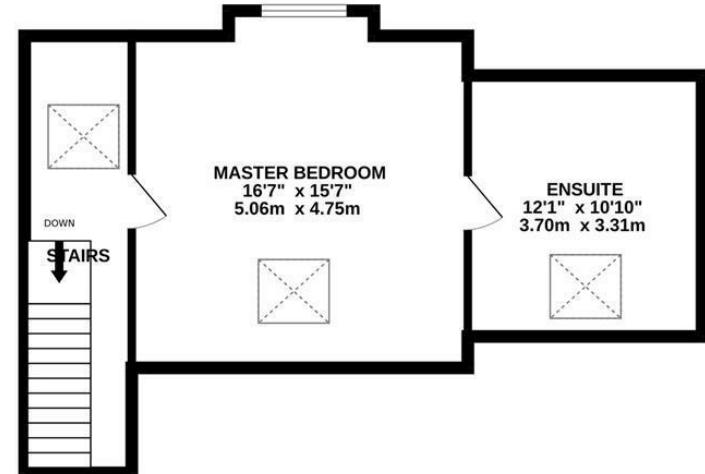




GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 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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Ferndown, Dorset BH22 9AU  
01202 855595  
[www.edwardestates.co.uk](http://www.edwardestates.co.uk)