



Plot 2 The Paddocks

208 Leigh Road, Wimborne, BH21 2BZ

EDWARDS
ESTATE AGENTS

Plot 2 The Paddocks

208 Leigh Road, Wimborne
BH21 2BZ

£379,950

- Three bedrooms
- Modern kitchen
- En-suite shower rooms
- Private development
- Two off road parking spaces
- Under Floor Heating

www.edwardstates.com

T: 01202 842842

A: 47 East Street Wimborne
Dorset BH21 1DX

E: info@edwardstates.com



Edwards are delighted to bring to the market this select gated development of just four, new build homes located on Leigh Road, Wimborne. An easy walk to the centre of this thriving market town with its vast array of shops and restaurants, together with theatre, museum, model town and in the centre of the town, Wimborne Minster itself.

The Town has managed to retain its character yet offers modern high street shops together with the quintessential independent shops. The Wimborne Square was enhanced in 2012 and nestles within popular restaurants, coffee shops and other character buildings. The town is always colourful with the dedicated Wimborne in Bloom team who were awarded the National Small Town Title in 2012.

It is also a great location for commuters who can easily access the A31, A35 and routes to the larger centres of Bournemouth and Poole. The stunning Dorset coastline, parts of it Jurassic, is within easy reach together with Poole Quay with Europe's largest natural harbour. The unspoilt countryside with delightful walks with traditional country inns to enjoy at your leisure are also in abundance.

This three bedroom detached bungalow is constructed with brick plinth and rendered elevations. Front door opens into Entrance Hall with doors leading to:

Bedroom One: With feature bay window overlooking the front of the property, built in cupboard together with the benefit of an ensuite shower room.

Bedroom Two: Is also a double room with built in cupboard.

Bedroom Three: A small double with built in cupboard.

Family Bathroom: Fitted with traditional three piece suite.

Utility Room: Accessed from the Hallway with useful storage cupboard and door leading to the outside.

Sitting/Dining/Kitchen: This generously sized, open plan room spans the width of the property with two windows and double doors with sidelights opening to the rear garden.

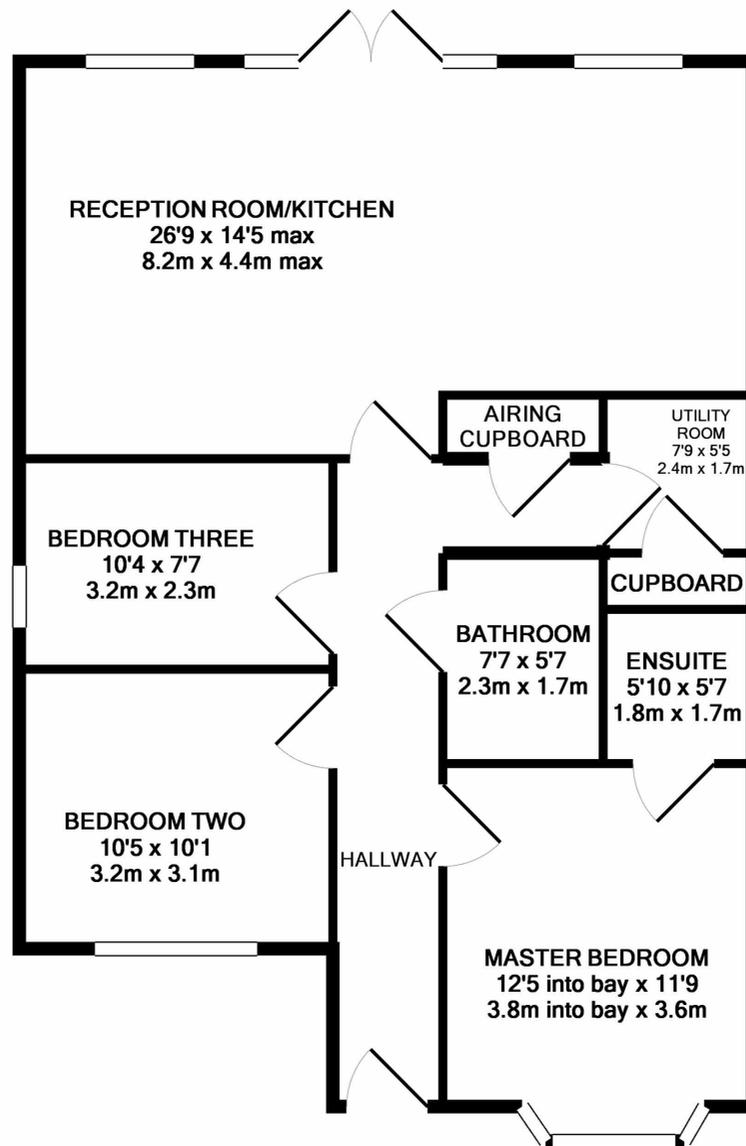
Outside, the property will have a private garden with small patio and an area of lawn.

This property has two allocated parking spaces.

Predictive EPC: TBC

DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.





TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.5 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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