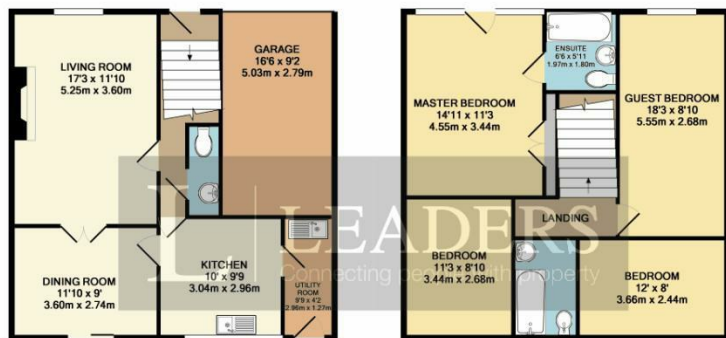


Price Guide £375,000

Bridle Way, Wimborne







GROUND FLOOR  
APPROX. FLOOR  
AREA 180 SQ.FT.  
(63.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 681 SQ.FT.  
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.5 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.

Made with Metropix i2016

A very well presented four bedroom house situated just a five minute drive from Wimborne Town centre and 15 minutes to Bournemouth's town centre and blue flag beaches. Perfect for a family with its large rear garden that is looked over by protected woodlands giving it that peaceful and countryside feel.

Inside you are welcomed by a hallway that leads on to the living room, kitchen and understairs WC. The living room is bright and spacious with a shallow bay window looking out onto the front garden. Through the double doors situated to the back of the living room, you have the dining room with access to the patio and garden through the glass sliding patio doors, perfect for those long summer evenings entertaining or keeping an eye on the little ones. Through the dining room you have the kitchen, a great size with plenty of surface/storage space, with room for a large fridge/freezer with the sink looking out onto the lush tree lined garden. Down stairs you have a utility room, perfect for hiding away washing machines and the extra storage. Heading up the stairs are four bedrooms, all of which can be used as double bedrooms, a family bathroom and a master with en-suite and built in double wardrobe. You also have an upstairs airing cupboard. The loft space has not been converted, ample storage and boarded. The property boasts a large garage with ample roof space and storage.

Viewings highly recommended. Viewing from 18th May, please call 01202 292000.

More photos & EPC to follow.

Council Tax Band: E

Hallway

Living Room  
10'11" x 17'0"

Dining Room  
11'0" x 9'0"

Kitchen  
11'3" x 8'0"

Utility Room  
10'6" x 4'2"

Cloakroom  
2'8" x 5'11"

Bedroom 1  
9'3" x 12'6"

Bedroom 2  
12'4" x 7'11"

Bedroom 3  
8'9" x 11'4"

Family Bathroom  
5'3" x 7'4"

Master Bedroom  
11'7" x 14'11"

En-suite  
5'7" x 6'5"

Disclaimer (BOU)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

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



## Bournemouth



**01202 292000**



**Hereford House, 4 Hinton Road, Bournemouth, Dorset, BH1 2EE**



**[bournemouth@leaders.co.uk](mailto:bournemouth@leaders.co.uk)**