



19 Farris Avenue, Wimborne, Dorset, BH21 1WS

Offers In Excess Of £550,000

- Superb Three Bedroom Semi
- Immaculate Condition throughout
- Solar Panels
- Sought After Central Location
- Two Bathrooms and Cloakroom
- Remainder of Building Gaurantee
- Quality Wyatt Homes Build
- Carport for Two Cars
- Oak Panel Doors and Amtico Flooring

19 Farris Avenue, Wimborne BH21 1WS

A superb three bedroom semi detached house built only a year ago by leading local developer Wyatt Homes. Situated on the exclusive development of Waters Edge the property is just a short distance from scenic river walks and Wimborne Town Centre. Presented in immaculate condition throughout the property is finished to the highest standards with extras added by the current owners. A contemporary home perfect for a couple or family looking to enjoy the beautiful market Town of Wimborne and the surrounding countryside.



Council Tax Band: E



Area

Wimborne Minster is a quaint market town steeped in character and history. Located on the banks of the rivers Stour and Allen, the beautiful Minster church is at the centre of the town and is surrounded by a blend of charming independent boutiques and high street stores which are interspersed by coffee shops, restaurants and a varied selection of pubs. Sought after amenities including local schools serve Wimborne and the surrounding suburbs and make the area popular with families. Miles of country walks and cycle tracks are within easy reach, so there really is something for everyone.

Description

Front Door through to Entrance Hall
spotlights, under stairs storage cupboard
Cloakroom, low level w.c. wash hand basin with tiled splashback
Living Room, a bright and spacious room being double aspect with sash windows to front and French doors opening to rear aspect.
Kitchen/Diner, kitchen area, a superbly fitted space with modern shaker style cupboards and drawers, under cupboard lighting, quartz work surfaces with matching upstands and splashback above the hob, range of integrated appliances including fridge freezer, dishwasher, electric oven with matching NEFF microwave and induction hob, sash windows to front aspect, Dining Space, a light area with French doors to the rear garden, wall mounted t.v; door to
Utility room, wall mounted boiler, work surface with inset sink unit, space and plumbing for washing machine, built in storage cupboard, door to rear garden
Stairs from the Entrance Hall to the First Floor Galleried

Landing. sash window to front, built in airing cupboard
Main Bedroom, range of built in double wardrobes with Oak panel doors, sash windows to front, door to
En-suite, walk in double shower, wall hung toilet, wash hand basin with vanity cupboard under, recessed window shelf, window to rear.
Bedroom Two, Sash windows to front
Bedroom Three, window to rear, hatch to loft space.
Bathroom, paneled bath with shower attachment, glazed screen, wall hung w.c. wash hand basin with vanity unit under, part tiled, tiled floor, recessed window shelf, window to rear, spots
Outside, Front Garden is small bordered area.
Rear Garden, sunny aspect being West facing, good size patio adjoins the property with the remainder being laid to lawn, outside lights, securely enclosed with gate to side access and further path leads to rear on the garden with door direct to fully covered car port with power and light, double width, space to two cars plus ample storage.

Tenure

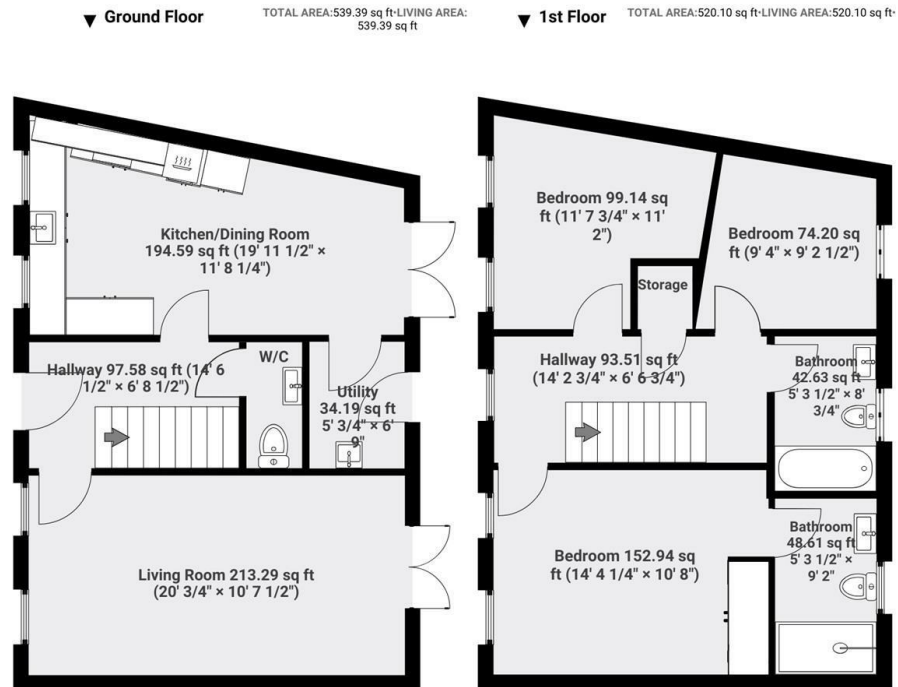
Freehold







Farrs Avenue
Wimborne
BH21 1WS



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



Directions

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(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	