

5 Delph Road
Wimborne BH21 1RS

Price **£595,000** Freehold



AN EXCELLENT OPPORTUNITY TO ACQUIRE A VERY SPACIOUS THREE BEDROOM DETACHED FAMILY BUNGALOW OFFERING SCOPE TO EXTEND (STPP), BENEFITTING FROM A LARGE REAR GARDEN BACKING ON TO DELPH WOODS. NOW IN NEED OF UPDATING.



Total area: approx. 95.2 sq. metres (1024.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.

Plan produced using PlanUp.

* **ENTRANCE HALLWAY**

* **KITCHEN/BREAKFAST ROOM 13' 9" MAX X 11' (4.23m x 3.35m)**

* **SITTING ROOM 18' 6" INTO BAY X 13' 4" (5.66m x 4.08m)**

* **BEDROOM ONE 11' X 9' 9" (3.35m x 3.01m)**

* **EN SUITE CLOAKROOM 6' 4" X 2' 3" (1.95m x 0.7m)**

* **BEDROOM TWO 14' 1" X 11' (4.29m x 3.35m)**

* **BEDROOM THREE 11' X 9' 9" (3.35m x 3.01m)**

* **FAMILY BATHROOM 9' X 5' 8" (2.74m x 1.76m)**

* **DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**

* **FRONT AND REAR GARDENS**

* **SINGLE GARAGE**

* **NO FORWARD CHAIN**







ABOUT THIS PROPERTY

Hard wood front door leads to the entrance hallway which has built in airing cupboard, two further storage cupboards and access to loft space with Velux window, offering potential for conversion (STPP). The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, four ring burner electric hob with extractor fan above, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, fully tiled walls, floor mounted gas fired central heating boiler and side door giving access to further storage area. The sitting room is to the rear of the property overlooking the garden with feature gas fireplace and stone surround.

Bedroom one has a built in wardrobe and sliding door giving access to the en suite cloakroom which has low level flush WC, pedestal wash hand basin and fitted mirror above. Bedroom two also has a built in wardrobe and overlooks the rear garden. Bedroom three is currently arranged as a dining room overlooking the rear garden and door giving access to the side aspect. The bathroom/wet room comprises WC, wall mounted wash hand basin with twin taps, walk in shower with electric shower controls, fitted seat, heated towel rail, mirrored medicine cabinet and fully tiled walls.

Outside, the front garden is predominantly laid to lawn with shrub borders. A tarmac driveway provides off road parking and in turn leads to the single garage. The large and well established rear garden is also mainly laid to lawn with shrub and herbaceous borders. Two sheds. Greenhouse. A paved patio area completes the garden.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights continue straight on and then take the first left hand turning into Delph Road.

COUNCIL TAX: Band E BCP (Poole) Council.

ENERGY EFFICIENCY RATING: F.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1809