

28 Gravel Hill
Wimborne BH21 1RR

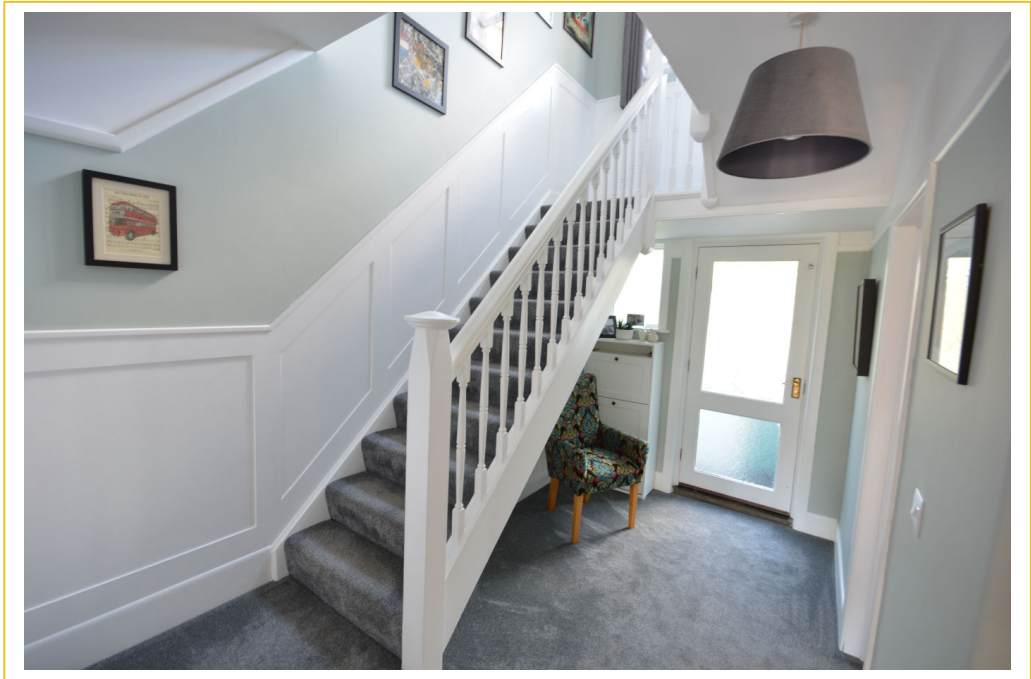
Price Guide **£600,000 - £625,000** Freehold



A SUPERBLY PRESENTED AND DECEPTIVELY
SPACIOUS FOUR DOUBLE BEDROOM, TWO
BATHROOM DETACHED FAMILY HOME.
BENEFITTING FROM A SIZEABLE AND MATURE
REAR GARDEN.



- * PORCH 7' X 3'1" (2.13m x 0.94m)**
- * HALLWAY 12'6" X 6'7" (3.84m x 2.04m)**
- * SITTING ROOM 20'7" X 11'7" (6.3m x 3.56m)**
- * KITCHEN/BREAKFAST ROOM 17'1" MAXIMUM X 16'6" MAXIMUM
(5.21m x 5.05m)**
- * UTILITY ROOM 8'6" X 5'1" (2.62m x 1.55m)**
- * CLOAKROOM 4'9" X 2'9" (1.49m x 0.88m)**
- * DINING ROOM 13'8" INTO BAY X 13'1" (4.2m x 3.99m)**
- * FIRST FLOOR LANDING 24'1" MAXIMUM X 8'2" (7.34m x 2.49m)**
- * BEDROOM ONE 12' X 10'1" (3.65m x 3.07m)**
- * EN SUITE SHOWER ROOM 9'1" X 3'1" (2.77m x 0.94m)**
- * BEDROOM TWO 14'1" INTO BAY X 13'2" (4.29m x 4.02m)**
- * BEDROOM THREE 13'5" X 11'7" (4.11m x 3.56m)**
- * BEDROOM FOUR 12'7" X 10' (3.87m x 3.04m)**
- * FAMILY BATHROOM 8'1" X 7'9" (2.46m x 2.4m)**
- * SINGLE GARAGE 16'2" MAXIMUM X 17'6" (4.93m x 5.36m)**
- * DRIVEWAY PARKING, CAR PORT & SIZEABLE MATURE REAR GARDEN**
- * DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

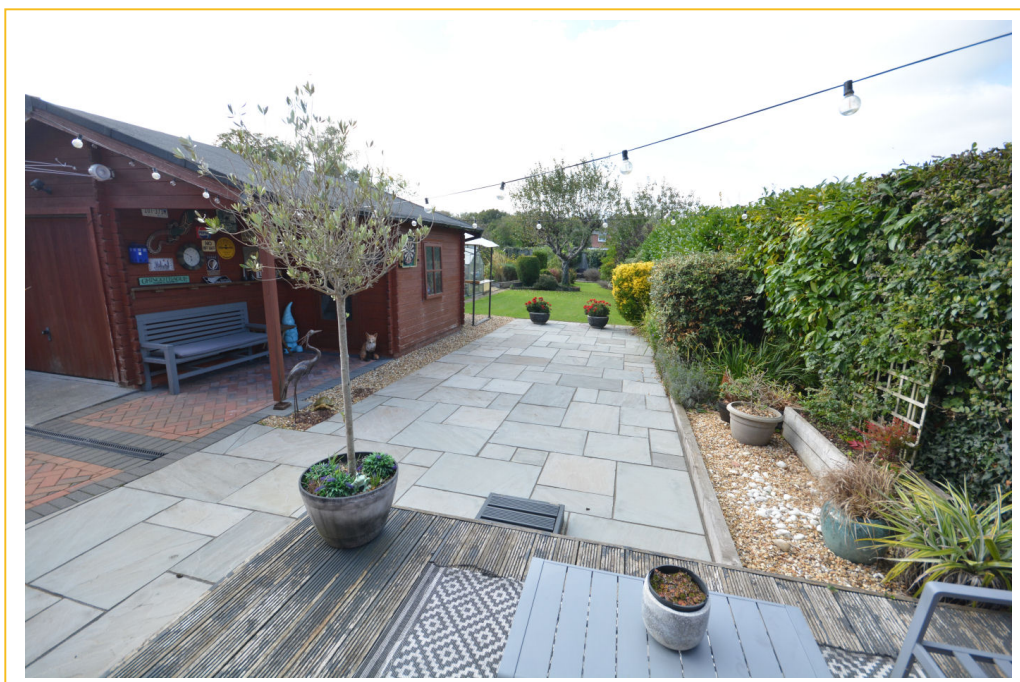
A double glazed front door gives access into the entrance porch which in turn via a timber glazed door gives access into the entrance hallway which has stairs rising to the first floor. The light and airy sitting room has sliding patio doors leading out to the rear garden, window to side aspect, TV point, further frosted window to side and wood effect flooring. The kitchen/breakfast room has window to rear aspect, further window to side, range of wall and floor mounted cupboards, Quartz worksurfaces over, nest of three pan drawers, breakfast bar eating area, single sink with drainer and mixer tap and integrated appliances to include dishwasher, fridge, freezer, oven, grill and four ring gas burner with extractor fan over. The utility room has frosted window to front aspect, range of fitted cupboards and space for washing machine and tumble dryer. Off the kitchen/breakfast room is an inner hallway with double glazed door leading out to the side in turn leading to the car port and access to the cloakroom (previously a wet room) which has frosted window to rear aspect, fully tiled walls, pedestal wash hand basin with hot and cold tap and low level flush WC. To complete the accommodation on the ground floor is the dining room which has feature bay window to front aspect, picture rail and wooden flooring.

The return staircase with feature panelling and dado rail gives access to the first floor landing which has picture rail, window to front aspect, loft access via a hatch, built in cupboard and separate seating area. Bedroom one has window to front aspect, wood effect flooring, TV point and access into the en suite shower room which has frosted window to side, towel ladder radiator, wood effect flooring, wash hand basin with hot and cold tap, low level flush WC and shower cubicle with shower. Bedroom two has feature bay window to front aspect, picture rail and wooden flooring. Bedrooms three and four both have windows to rear aspect enjoying pleasant views over the rear garden with bedroom three benefitting from fitted wardrobes and bedroom four from wood effect flooring. The modern fitted family bathroom has frosted window to rear aspect, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and P shaped bath with mixer tap and shower attachment over.



To the front of the property a block paved driveway provides off road parking for a number of vehicles and via double opening timber gates leads through to the car port providing further parking. One of the main features to this delightful character property is the sizeable mature rear garden which has patio running adjacent with decking area providing seating in turn leading to the remainder which is laid to lawn and further seating areas to the rear, all of which are bound by timber fence and mature shrub borders. Hard stand for shed and greenhouse. The property also benefits from a detached garage which has up and over door, light, power, window to rear and side and personal door leading to 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 continue to the traffic lights at Queen Anne Drive. Proceed straight across and the property will be found on the left hand side shortly after Delph Road.

COUNCIL TAX: Band F BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2045