

24 Ivy Road
Wimborne BH21 1RT

Price **£599,950** Freehold



A DECEPTIVELY SPACIOUS FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY HOME
BENEFITTING FROM A SIZEABLE PRIVATE
AND MATURE REAR GARDEN. INTERNAL
VIEWING HIGHLY RECOMMENDED.



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE PORCH 6'3" X 2'9' (1.92m x 0.88m)**
- * ENTRANCE HALLWAY 15'6" X 6'9" (4.75m x 2.1m)**
 - * CLOAKROOM 4'6" X 2'5" (1.4m x 0.76m)**
 - * KITCHEN 22'3" X 8'7" (6.79m x 2.65m)**
 - * CONSERVATORY 16'1' X 14'7" (4.9m x 4.48m)**
- * DINING/FAMILY ROOM 25'1' X 10'9" (7.65m x 3.32m)**
 - * SITTING ROOM 12'5" X 12'4' (3.81m x 3.77m)**
 - * UTILITY 12'9" X 11'8" (3.93m x 3.59m)**
 - * GARDEN STORE 10'7" X 6' (3.26m x 1.82m)**
 - * STAIRS RISING TO FIRST FLOOR**
 - * BEDROOM ONE 13' X 11' (3.96m x 3.35m)**
- * EN SUITE SHOWER ROOM 7'5" MAX X 6'2" MAX (2.28m 1.88m)**
 - * BEDROOM TWO 14' X 8'6" (4.26m x 2.62m)**
 - * BEDROOM THREE 12'5" X 10'9" (3.81m x 3.32m)**
 - * BEDROOM FOUR 9'1" X 8'5" (2.77m x 2.59m)**
- * FAMILY SHOWER ROOM 11' X 6'3" (3.35m x 1.92m)**
 - * DRIVEWAY PARKING**
 - * STORE ROOM**
 - * SUPERB REAR GARDEN**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed front door with two side screens gives access into the entrance porch which has tiled flooring and via a feature timber glazed door with frosted side screen gives access into the entrance hallway which has telephone point, understairs storage cupboard, tiled flooring, stairs rising to first floor and access into the cloakroom which has frosted window to side, low level flush WC and pedestal wash hand basin with mixer tap and tiled splashback. The kitchen has door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, space for American style fridge/freezer, dishwasher, fridge, freezer and oven and integrated 'Bosch' oven. The spacious conservatory has wood effect laminate flooring, superb views over the rear garden and door to side. The dining/family room has part wood effect laminate flooring, window to side, double opening doors leading out to the rear garden and archway leading through to the sitting room which has window to front, TV point and feature open fire with tiled hearth, brick surround and wooden mantel. Off the kitchen is access into the utility which has a range of floor mounted cupboards with worksurfaces above, vanity unit with inset wash hand basin and mixer tap, TV point, space for washing machine and tumble dryer and double opening doors leading through to the garden store which in turn leads to the rear garden.

The light and airy first floor landing has loft access via a hatch, two frosted windows to side and double cupboard with hot water tank, slatted shelving and wall mounted boiler. Bedroom one has window to rear and benefits from an en suite shower room which has low level flush WC, pedestal wash hand basin with mixer tap and tiled splashback and shower cubicle with shower. Bedroom two has window to rear and benefits from built in wardrobes with double opening doors. Bedroom three has window to front and benefits from a range of fitted furniture to include wardrobes and shelving. Bedroom four has window to front and benefits from built in wardrobes with double opening doors. The family shower room has window to side, fully tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

To the front of the property is a low maintenance area being laid to shingle and a tarmac driveway providing off road parking in turn leading to the car port and store which has up and over door. One of the main features to this delightful family home is the sizeable and mature rear garden which has a decked area running adjacent providing seating which in turn leads to the remainder which is predominantly laid to lawn, further area laid to shingle and hard stand for shed, all bound by timber fence, low level brick wall and mature shrub borders. Access down the side in turn leads to the front.



**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 Ivy Road will be found on the left hand side after Delph Road.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band D

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

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REF: R2129