

12 Whitworth Way

Wimborne, BH21 3FD

HARDWICK

ESTATE AGENTS

This impressive, nearly new detached home offers both spacious and beautifully appointed accommodation with a large open plan kitchen/living area, 2 further reception rooms, 4 bedrooms and offered with no chain.

- Reception hall
- Spacious open plan kitchen/dining/family room
- Utility room
- Sitting room
- Office
- 4 bedrooms
- En-suite & family bathroom
- Landscaped garden
- Oversize single garage
- Chain free

ASKING PRICE:

£685,000

EPC RATING:

Band - A



















Description

A beautifully presented nearly new detached family home, situated within the prestigious Cala Homes development on the edge of Wimborne, close to the River Stour and Canford School. Constructed to an exceptional standard and still presented in show home condition, the property benefits from a number of high-quality upgrades including landscaped gardens and stylish window shutters, together with the reassurance of the remaining 10-year builder's warranty.

The spacious and thoughtfully designed accommodation briefly comprises a welcoming reception hall with stairs rising to the first-floor accommodation and a useful fitted storage cupboard beneath. A particular highlight of the property is the impressive triple-aspect open-plan kitchen, dining and family room which creates a superb everyday living and entertaining space. Double doors open directly onto the rear garden, allowing for excellent natural light throughout.

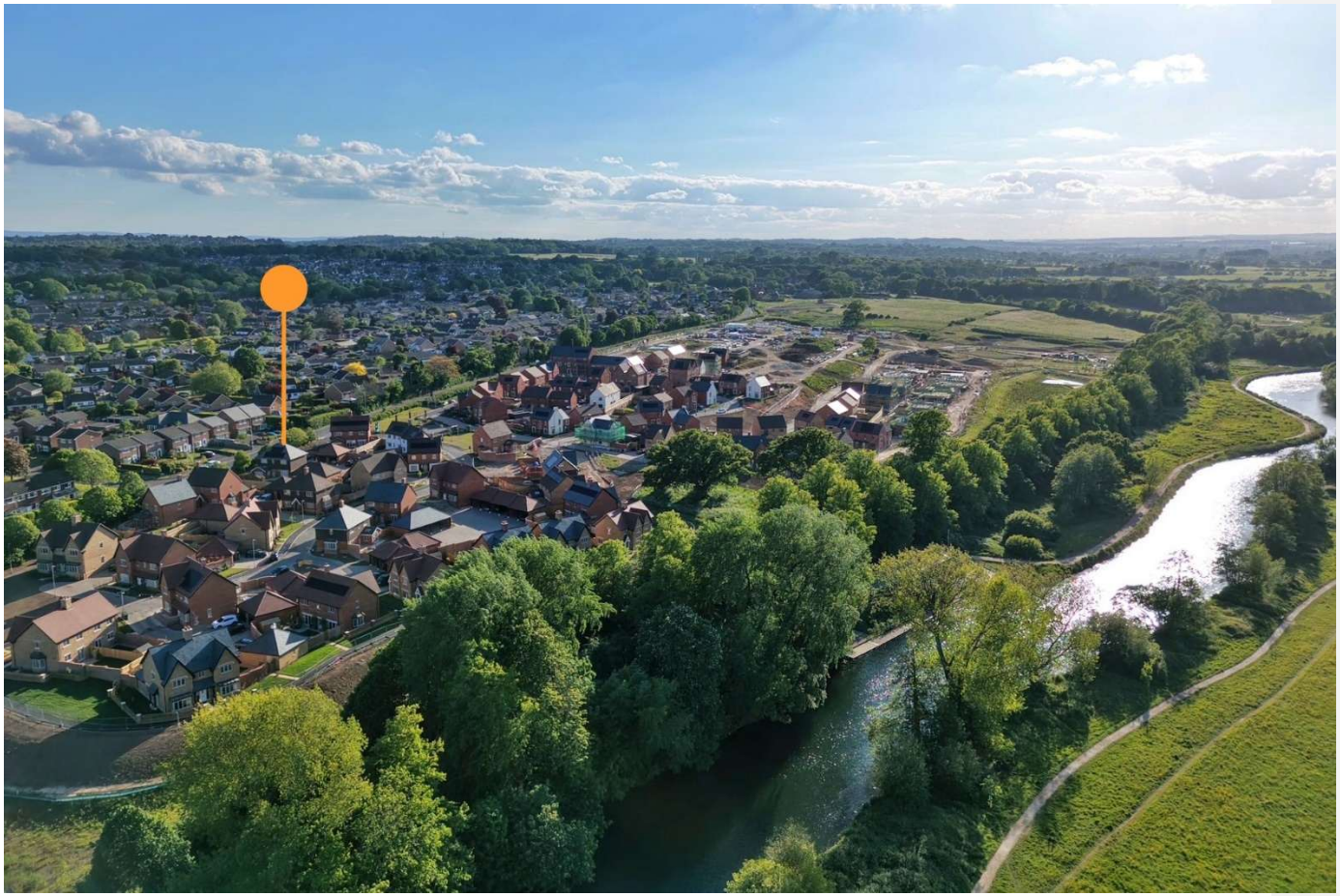
The kitchen area is fitted with a comprehensive range of contemporary base and eye-level units complemented by a breakfast bar and a selection of integrated appliances including a double oven, hob, fridge/freezer and dishwasher. A separate utility room provides additional storage together with space and plumbing for further appliances.

The sitting room is another excellent reception space and also benefits from double doors opening onto the rear garden. Completing the ground floor accommodation is a study, ideal for home working, together with a cloakroom fitted with a WC.

On the first floor, the landing provides access to the loft space and a further fitted storage cupboard. There are four well-proportioned bedrooms, with bedrooms 1 and 2 both benefitting from built-in wardrobes. The principal bedroom also enjoys a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.







Gardens & Grounds

Externally, the property continues to impress. There is a detached oversized single garage with power and light points, together with an electric vehicle charging point and parking area positioned in front of the garage.

The rear garden has been attractively landscaped and features an extended patio terrace spanning the width of the property creating an ideal space for a hot tub or al fresco dining and entertaining, while the remainder of the garden is laid to lawn with planted borders providing colour and screening throughout the seasons.

Local Area

Whitworth Way forms part of an exclusive Cala Homes development enviably positioned on the edge of Wimborne Minster, adjacent to the renowned Canford School and the picturesque River Stour. The location offers delightful riverside walks with pedestrian access directly into Wimborne town centre.

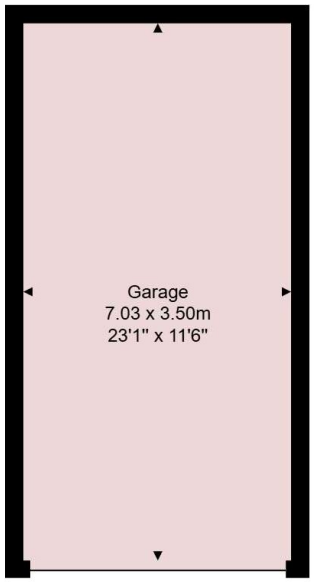
Wimborne Minster is one of Dorset's most sought-after market towns, renowned for its charming character, historic architecture and vibrant community atmosphere. The town offers an excellent range of independent shops, cafés, restaurants and public houses, together with larger supermarkets, leisure facilities and highly regarded schools.it one of the South Coast's most sought-after locations.

Additional Information

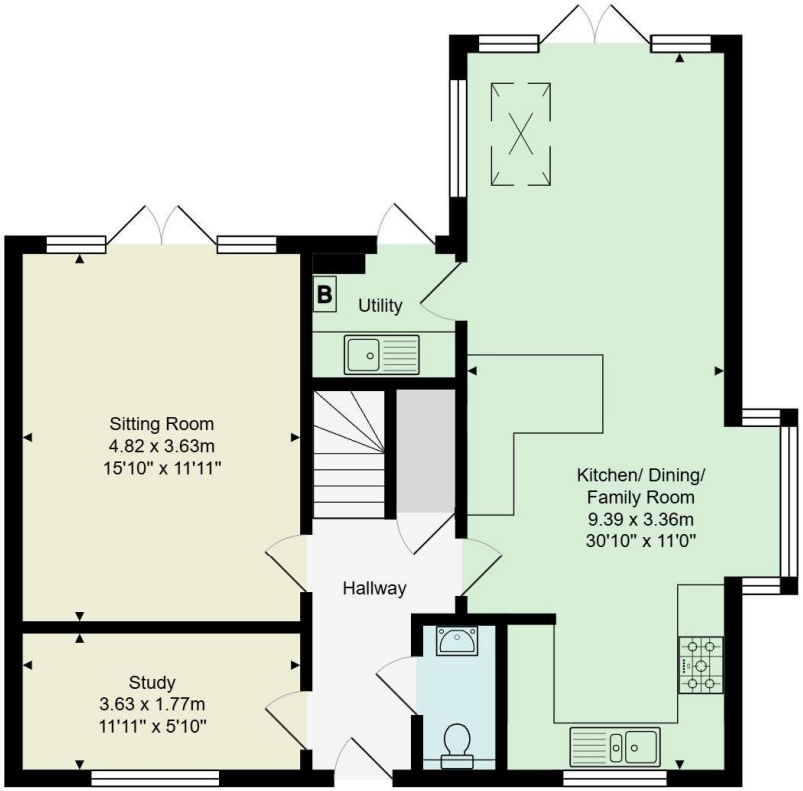
- Council tax band: F
- Estate charge: tbc



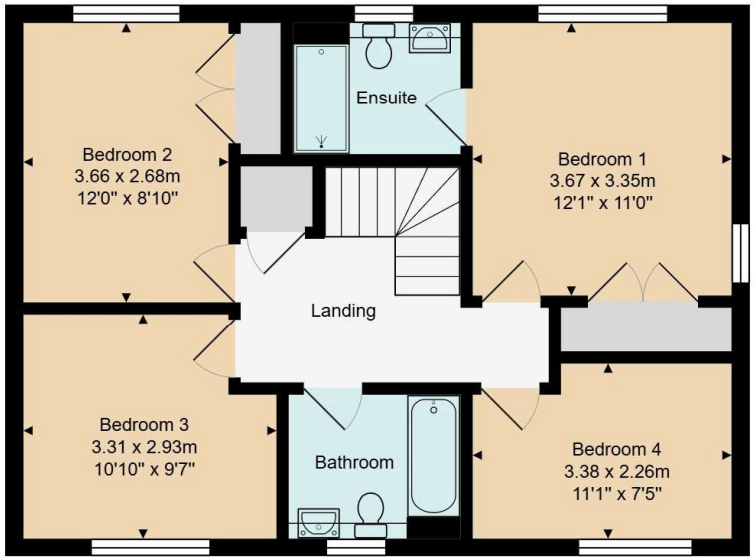
Total Area: approx (including garage) 159.4 m² ... 1715 ft²
All measurements are approximate and for display purposes only.



Garage
Area: approx 24.6 m² ... 265 ft²



Ground Floor
Area: approx 72.2 m² ... 777 ft²



First Floor
Area: approx 62.5 m² ... 673 ft²

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E:info@hardwickea.co.uk www.hardwickea.co.uk