



## Rushton Way, Wimborne, Dorset, BH21 2FF

Guide price £429,995

WIMBORNE, £429,995 Thacker and Revitt are delighted to market this modern style detached home located on a popular development close to Wimborne Town and located by the waters edge. The property is has three bedrooms (two doubles and a single), with the main bedroom having an en suite shower room. There is a lounge with dual aspect and patio doors to the rear garden. Down stairs cloakroom with white suite. A modern fitted kitchen breakfast room with some integrated appliances and patio doors to the rear sunny aspect garden. The property is double glazed and has gas central heating. There is an enclosed walled garden and a lawn and patio area with a store shed and covered seating area idea for entertaining. The front garden is laid to lawn with low hedging. Two allocated parking spaces conveyed with the property. Council tax band is E. Offered with NO FORWARD CHAIN.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT DOOR AND ENTRANCE

13'6" x 2'4" (4.14 x 0.72)

Covered porch. Composite style door leading into the entrance hall. White ceiling, emulsion painted walls and wood effect flooring. Ceiling lighting. Light switches. Doors to all ground floor rooms. Understairs cupboard with white panelled door. Radiator. Stairs to first floor and landing area. Radiator. Light switch and plug sockets.

## LOUNGE

19'1" x 9'10" (5.82 x 3.00)

Leading from the hall with wooden door leading into this double aspect lounge reception room. White ceiling, emulsion painted walls and fitted carpet. Two radiators. Window to side aspect and window to front facing aspect. Patio doors opening to rear garden. Light switch, plug sockets and TV socket. Lighting.

## KITCHEN/ BREAKFAST ROOM

19'5" x 9'3" (5.93 x 2.82)

Panelled wooden door leading from the entrance hall into this good size kitchen breakfast room with dual aspect. White ceiling, emulsion painted walls and tiled flooring. Ceiling lighting. Radiator. A range of modern fitted units with laminate worktops with tiled splash backs. Stainless steel one and half bowl sink with drainer with mixer tap. Stainless steel extractor fan. Stainless steel oven with controls and handle. Glass top hob. Integrated fridge freezer, integrated dishwasher and integrated washing machine. Double glazed window overlooking front garden aspect. Double glazed patio doors opening out to the rear garden and a double glazed window to side aspect. Light switches, plug sockets and fuse switches. Ceiling lighting. Radiator.

## DOWN STAIRS CLOAKROOM

6'5" x 4'1" (1.96 x 1.25)

Panelled white painted door leading from the entrance hall into this modern style down stairs cloakroom. White ceiling, emulsion painted walls and tiled splash back. Tiled flooring. White WC with seat and lid and cistern with flush push button. White sink with chrome effect fittings and splash back. Ceiling lighting. Window frosted. Radiator.

## STAIRS AND LANDING

12'6" x 6'9" (3.82 x 2.08)

Continuation of the hall decor with stairs to first floor and galleried style landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Ceiling loft hatch. Window overlooking rear aspect creating natural light into this area. Doors to all first floor rooms. White woodwork with wooden hand rails. Built in cupboard with white panelled door and storage space inside. Radiator.

## BEDROOM (MAIN)

8'7" x 4'8" (2.63 x 1.44)

White painted panelled wooden door leading from the landing into this main double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Window overlooking rear garden. Built in wardrobe with two panelled doors opening with shelf and rail inside. Light switches and plug sockets. Radiator. Door leading into en suite shower room.

## EN SUITE SHOWER ROOM

8'7" x 4'8" (2.63 x 1.44)

White painted panelled door leading from the bedroom into this modern en suite shower room. White ceiling, emulsion painted walls and tiled flooring. Ceiling lighting. Window with two openings and frosted glass panes. Shower cubicle with metal framed folding doors with glass panes, white shower tray and tiled walls with wall mounted power shower. White wc with seat, lid and cistern with push flush. White sink with pedestal and chrome effect fittings. Chrome effect ladder style radiator.

## BEDROOM TWO (DOUBLE FRONT FACING)

12'11" x 10'4" x 9'4" into recess (3.95 x 3.17 x 2.86 into recess)

White painted panelled door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Window overlooking the front garden aspect. Recess area ideal for dressing table, desk or wardrobe. Radiator.

## BEDROOM THREE (SINGLE)

9'4" x 6'3" (2.86 x 1.91)

White painted panelled wooden door leading from the landing into this single bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Window overlooking the rear garden. Built in wardrobe with panelled door and rail and shelf inside. Light switch and plug sockets.

## FAMILY BATHROOM

7'8" x 6'4" (2.36 x 1.94)

White painted panelled wooden door leading into this family bathroom. White ceiling, part tiled and part emulsion painted walls with fitted lino flooring. White bath with tiled bath panel and chrome effect fittings with fitted glass shower screen. White wc with seat and lid and cistern with push flush. White sink with pedestal and chrome effect fittings. Window. Radiator. Ceiling lighting.

## FRONT GARDEN

The front garden is open plan with two lawn areas and low hedging. Pathway leading to the front door and also to the side of the property and to the wooden gate in turn with pathway leading to the rear garden.

## REAR GARDEN

28'4" x 30'6" (8.64 x 9.32)

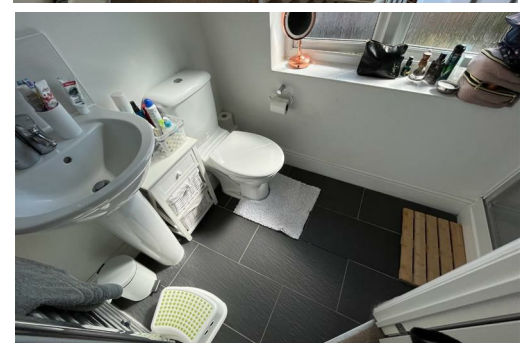
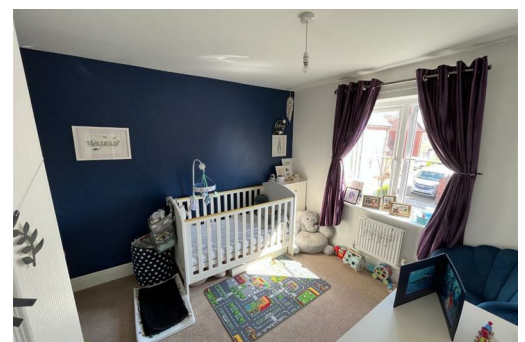
The rear garden has a good size lawn area with patio. It is a walled garden. There is a wooden store shed and a covered patio area ideal for entertaining. Side pathway leading to wooden gate leading to the front of the property.

## PARKING

Two parking spaces conveyed with the property to the side of the property.

## TENURE

This property is FREEHOLD and is also being offered with NO FORWARD CHAIN.



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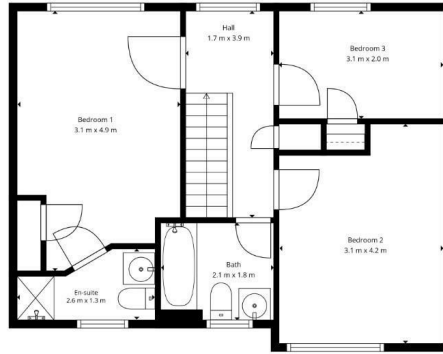
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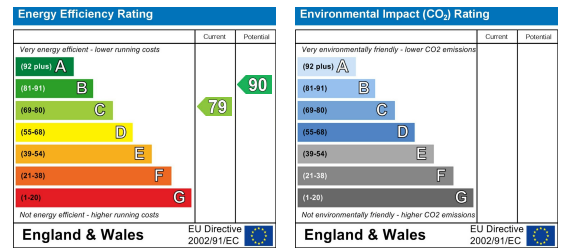
Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88



1st Floor



2nd Floor



Total: 93 m<sup>2</sup>  
 1st Floor: 44 M<sup>2</sup>, 2nd Floor: 49 m<sup>2</sup>  
 Excluded Areas: Walls: 8 m<sup>2</sup>

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.

## Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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