

# ACCESSIBILITY STATEMENT

## **Laurie's End 7 Parkwood Road Wimborne Dorset BH21 1LF**

A modernised 1930's end of terrace house in a quiet road, just a few minutes' walk from Wimborne's town centre, providing off-road parking at the front of house for two cars, with a rear garden and patio seating.

### **General Information**

Information about this property can be found at [www.lauriesenddorset.co.uk](http://www.lauriesenddorset.co.uk)

Bookings can be made by email, telephone or letter using the contact details below. Wimborne has frequent bus services to the nearest mainline rail stations at Poole (35mins) and Bournemouth (50mins)

### **Accommodation :**

#### **Downstairs/ Ground floor**

**Small hallway** inside the front door with staircase immediately ahead. A door leads off it into the front lounge.

Front Lounge measures 3.3 x 4.0m with glass-panelled double doors leading into the open plan kitchen/ dining area. Lounge seating comprises 1x double leather recliner settee and 1x leather recliner chair with space for another upright chair if required. Flat screen television with Freeview and Amazon Firestick plus compact stereo system are provided. Floor is oak finished beneath a Persian rug.

**Kitchen/ Dining Room** is an open-plan area, comprising a modern kitchen with peninsula adjoining the dining area which has a wide vista of the garden. Dining is at a rectangular beechwood table with 4x chairs. In addition to standard appliances and accessories, the kitchen has a refrigerator with a small freezer compartment, gas cooker with hob, 1.5 bowl sink and microwave.

Gas combination boiler sited on kitchen wall provides hot water and central heating.

Morso Badger convector woodburner is sited in kitchen/diner opposite the kitchen.

Bosch top loader small capacity washing machine is sited in cupboard in dining area.

**Shower/Wash Room** A doorway off the kitchen via a small step up leads to a fully fitted double shower, washbasin and toilet room which is tiled floor to ceiling.

## **Upstairs**

The staircase is fairly steep and narrow with a 90dg turn at the top with handrails. This makes it less suited to small children or the infirm. From a small landing, doors lead directly to the bedrooms which are fully carpeted with opening windows but dressed to keep out light.

**Bedroom 1** The front bedroom measuring 3.9 x 2.7m has a draped alcove for hanging and two small chests of drawers for storage of clothes. The bedstead is 5foot wide with a good quality memory foam mattress, beside which are individual rotational reading lights and an overhead ceiling light.

**Bedroom 2** The rear bedroom measuring 2.5 x 2.7m has a 3foot bed with a second 3foot bed stacked beneath. A built-in draped wardrobe provides hanging and flat storage for clothes. When both beds are in use, space is restricted.

## **Outside**

Parking for two average sized cars off road exists immediately in front of house. A side passageway leads to the rear garden and small bike storage shed. Our adjoining neighbour has access rights around the rear via our side passageway.

The garden slopes gently upwards via 3x shallow steps to a patio area with garden table and chairs. Beyond it is lawn with flower beds. The small padlockable shed is accessible for storing up to 4x bicycles by prior arrangement with the Owner but we recommend locking bikes inside the shed as an additional precaution.

**Cycling skills professional tuition** is available from your host.

## **Owner's contact details**

Dilys and Jeremy Gartside  
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