



**Paddock Close,  
Wimborne, Dorset, BH21 7PA**



# FREEHOLD PRICE

## £400,000

*“A detached bungalow with excellent scope to modernise & improve located in a quiet cul-de-sac”*

This detached bungalow is located in a prime position at the top of a sought after cul-de-sac adjacent to Ferndown Common, within one mile of Ferndown, four miles of Wimborne close to regular bus services and access to the A31 commuter routes.

Accommodation comprises two double bedrooms, a further single bedroom, spacious lounge, separate dining room, kitchen/breakfast room, driveway parking, garage and workshop.

The property has potential to be modernised and comes to the market offered with no onward chain.

- **Three bedroom detached bungalow offered with no onward chain**
- L shaped **entrance hall** with wood laminate flooring, hatch to loft, sliding patio doors to the raised patio and garden
- **Lounge** with wood laminate flooring, brick built fireplace with inset wood burner, double glazed window to the front aspect
- **Dining room** with wood laminate flooring, door leading through to the kitchen/breakfast room, double glazed window to the side aspect
- **Kitchen/breakfast room** incorporating a range of base and wall mounted units, breakfast bar, space for utilities, raised and integrated oven and grill, inset ceramic hob, double glazed window to front and side aspects, louvre drawer storage, mock tiled flooring
- **Bedroom one** with a range of fitted wardrobes and furniture, double glazed sliding patio doors overlooking the rear garden, wood laminate flooring
- **Bedroom two** has double glazed sliding patio doors to the raised patio and rear garden
- **Bedroom three** is a single bedroom with double doors to a shallow cupboard and double glazed window to the side aspect
- **Shower room** incorporating walk-in shower cubicle with shower screen, low level WC, wash hand basin with vanity storage below, fully tiled walls and flooring, opaque double glazed window
- **Family bathroom** incorporating bath, WC and wash hand basin with vanity unit below. Heated towel rail, fully tiled walls

### Outside

- The property occupies an elevated plot that offers excellent privacy to the rear. **The rear garden** is in two sections, a paved patio with westerly views over rooftops and steps lead down to a level lawn and space for a timber storage shed.
- Paved **driveway** provides parking for several vehicles and leads down to a detached single garage
- Detached single **garage** has an automated roller door, internal power and lighting and a single door that leads into a workshop with work bench and various additional power points

**COUNCIL TAX BAND: E**

**EPC RATING: D**

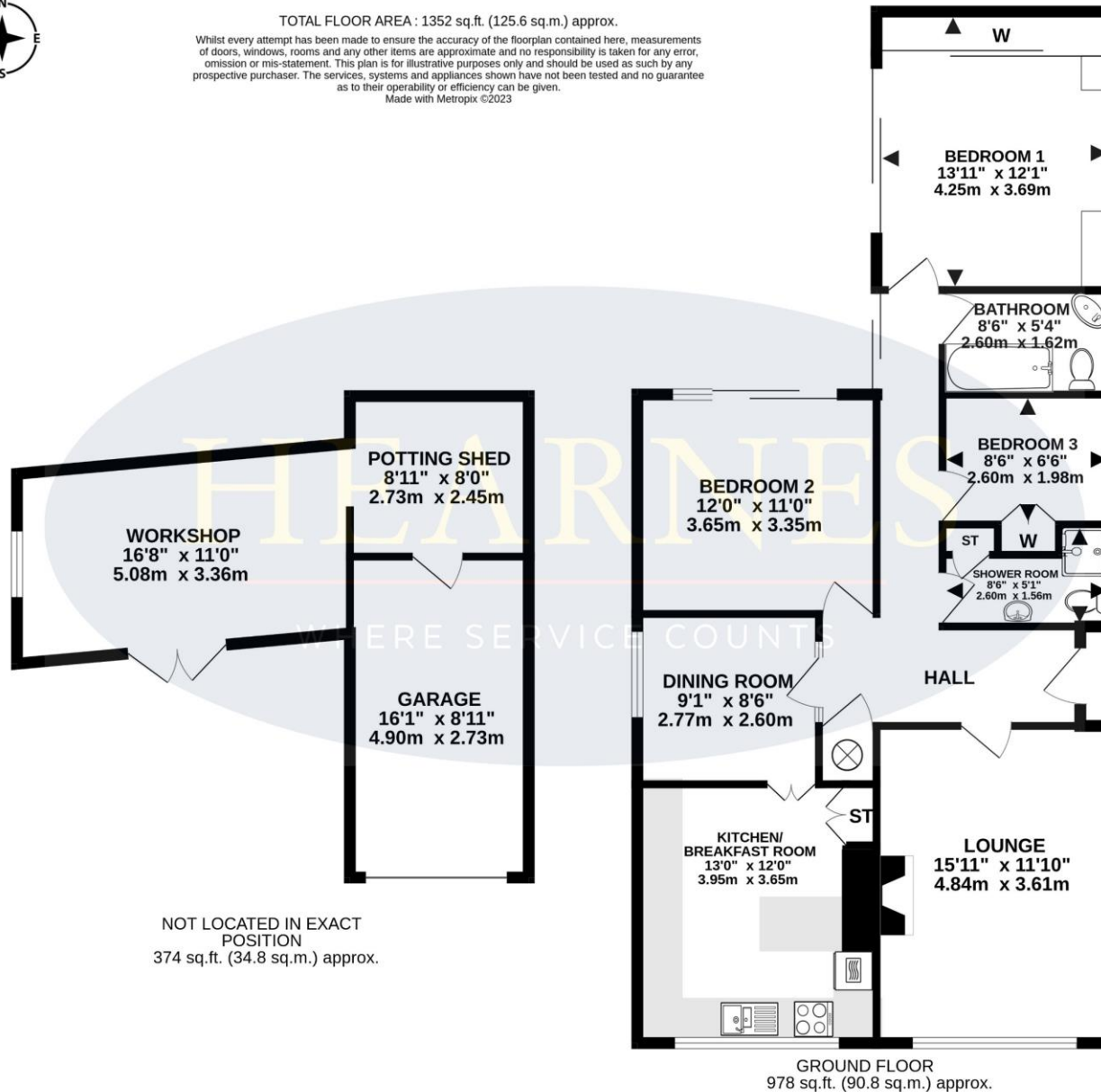
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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