



*Asking Price*

£535,000

ASHDENE CLOSE, WIMBORNE BH21 1TQ

Freehold



- ◆ LINK DETACHED HOME
- ◆ THREE BEDROOMS
- ◆ ATTACHED SINGLE GARAGE
- ◆ IMMACULATELY PRESENTED THROUGHOUT
- ◆ VENDORS SUITED
- ◆ CLOSE TO TOWN CENTRE
- ◆ GAS FIRED HEATING
- ◆ CUL DE SAC POSITION

An immaculately presented and well proportioned three bedroom family home within walking distance of Wimborne Town Centre and boasting an open plan kitchen/breakfast room, private rear garden, attached garage and off road parking. Vendor Suited.

### Property Description

The property sits towards the head of this quiet residential cul de sac within the popular highlands development which benefits from being within walking distance of Wimborne town centre. This particular home has been sympathetically refurbished throughout over the course of the last few years and the accommodation comprises a formal living room, large open plan kitchen breakfast room spanning the entire rear elevation, utility and cloakroom to the ground floor whilst the first floor offers three well proportioned bedrooms all served by a immaculate family bathroom. The master bedroom is well furnished with an array of fitted wardrobes and the kitchen provides a wealth of storage in both floor and wall mounted units. The living room has a feature log burning stove and the home is entirely double glazed throughout as well as benefiting from gas fired heating.





## Gardens and Grounds

The front garden is primarily laid to a block paved driveway suited to two vehicles and in turn this gives access to the attached single garage with an up and over style door. There is an area which has been seeded to grass and there is pedestrian access to the right hand side of the property, which in turn gives access to the rear garden. The rear garden is neatly defined with a feather edged fence denoting the boundaries, and there is a paved patio area spanning the rear elevation. The lawn is elevated from the patio by a dwarf retaining wall and is laid to artificial lawn.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1279 sq ft (118.9 sq m)

Heating: Gas fired (combi) 5 years old serviced annually

Glazing: Double glazed

Loft: Yes. Ladder installed. 50% boarded

Parking: Drive & attached single garage

Garden: North facing

Main Services: Electric, gas, telephone, drains, water

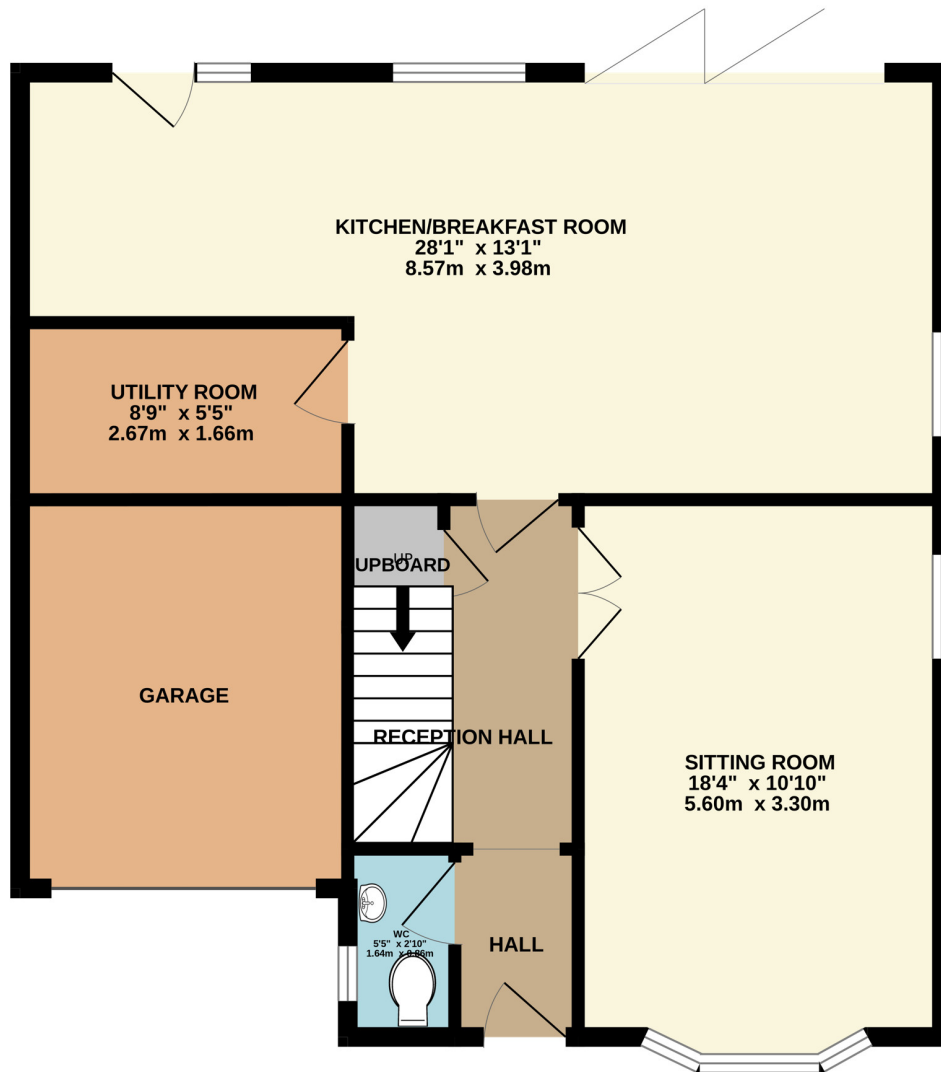
Local Authority: Dorset Council

Council Tax Band: E

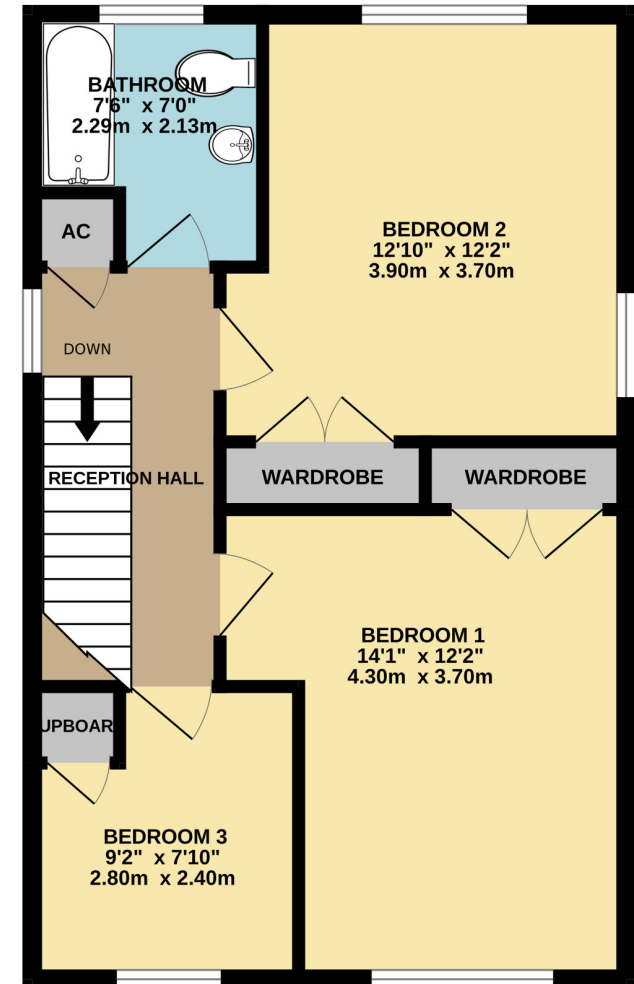




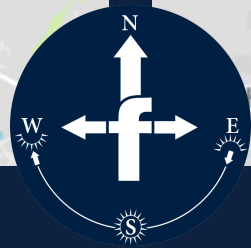
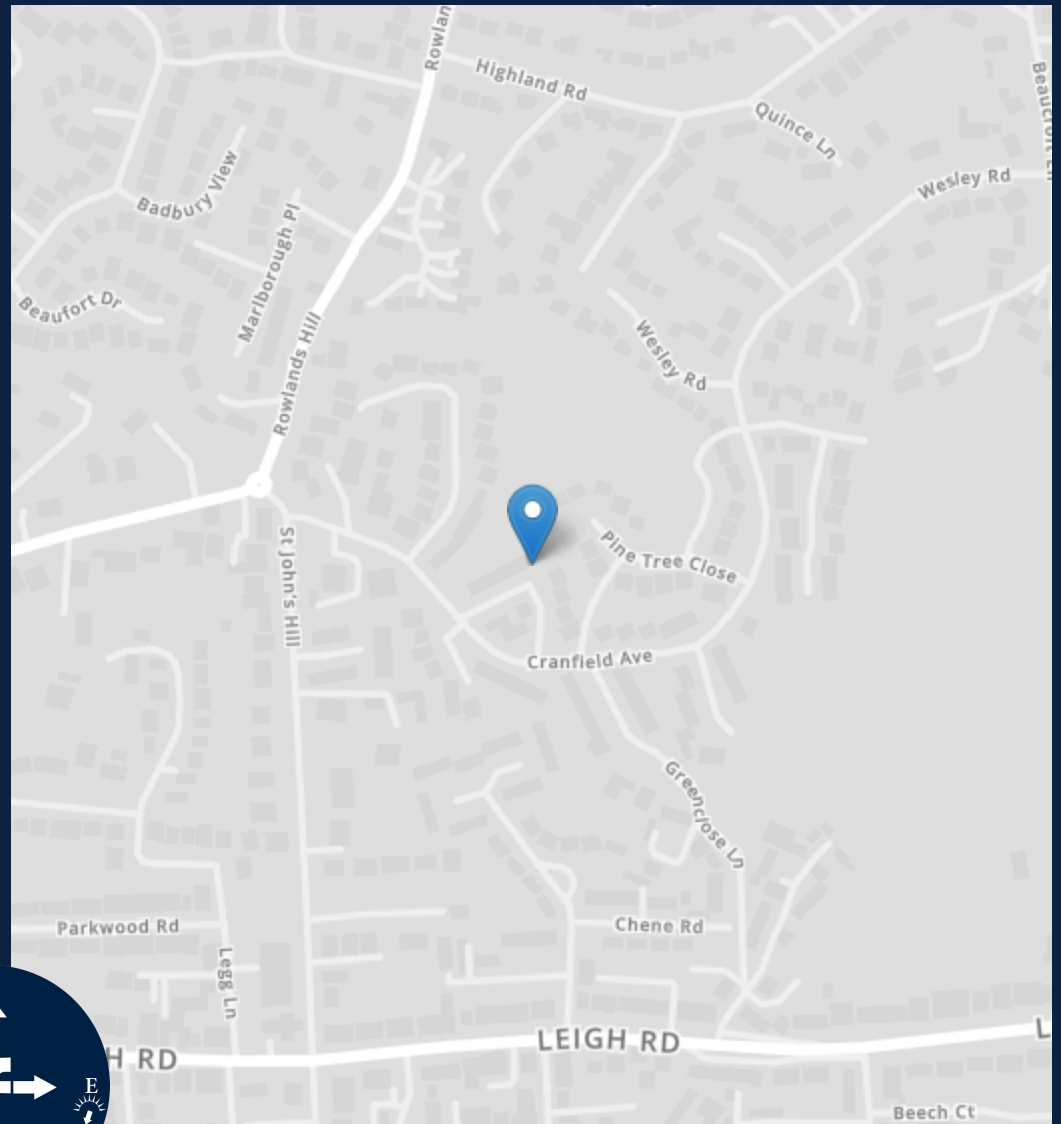
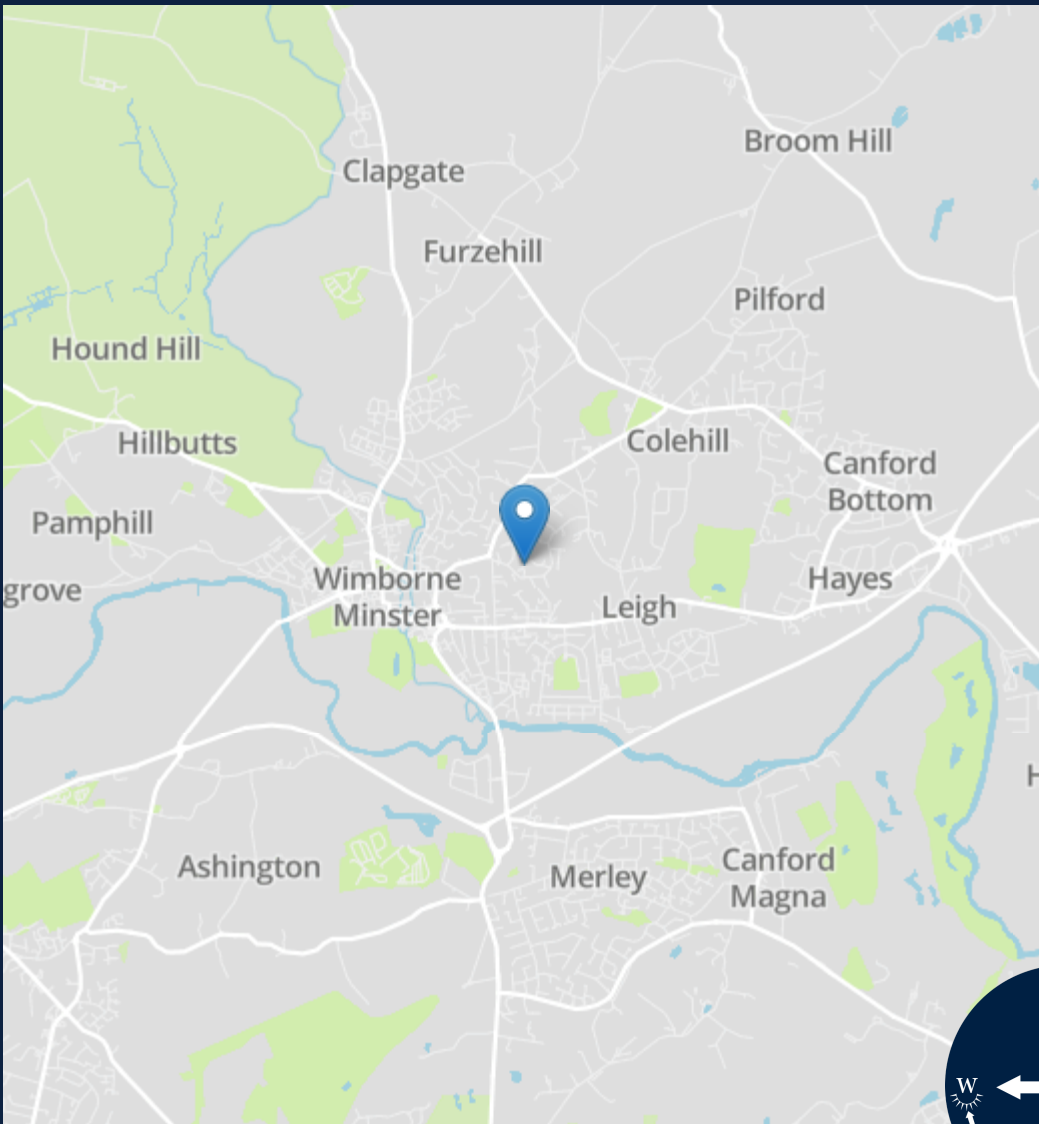
GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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