



Asking Price

£595,000

BROOKSIDE ROAD, WIMBORNE, DORSET BH21 2BL

Freehold



- ◆ ENSUITE SHOWER ROOM
- ◆ LOUNGE
- ◆ DINING ROOM
- ◆ KITCHEN/BREAKFAST ROOM
- ◆ FAMILY BATHROOM
- ◆ DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- ◆ GARAGE WITH ELECTRIC DOOR
- ◆ CUL DE SAC LOCATION CLOSE TO SCHOOLS

A well proportioned and newly renovated, three bedroom bungalow situation on a spacious plot and located on the outskirts of Wimborne Town Centre.

Property Description

This superb energy efficient three bedroom detached bungalow is well positioned on the popular Brookside Road. This home benefits from a contemporary interior and has been extended offering ample space and light at the rear of the property. The heart of the home is a modern fitted kitchen, thoughtfully designed with a selection of base and eye level cabinetry, in-built appliances, and a quartz style worktop. The bright and spacious living area features double doors that open out onto the rear garden, creating a seamless flow between indoor and outdoor living — perfect for relaxing or entertaining. All three bedrooms are well-proportioned, offering flexibility for family life, guests, or a home office. The property also benefits from a beautifully appointed bathroom and high-quality finishes throughout. The home benefits from a solar power system including battery storage to reduce energy bills. There is underfloor heating throughout the property and interior burglar alarm and sensors.





Gardens and Ground

Gardens and Ground of the front of the property has been landscaped and benefits from a gravel driveway, offering parking for multiple cars and a single garage with electric door providing additional storage or workshop potential. The rear garden is predominately laid to lawn with a patio area which spans the width of the home and a large outdoor storage unit.

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: 1051 sq ft (97.7Sq m)

Heating: Gas combi boiler with underfloor heating

Glazing: Double glazed throughout

Parking: Driveway parking for multiple cars and a single garage

Garden: South Westerly facing

Loft: Yes. Lighting.

Main Services: Gas, electric, water, drains

Local Authority: Dorset Council

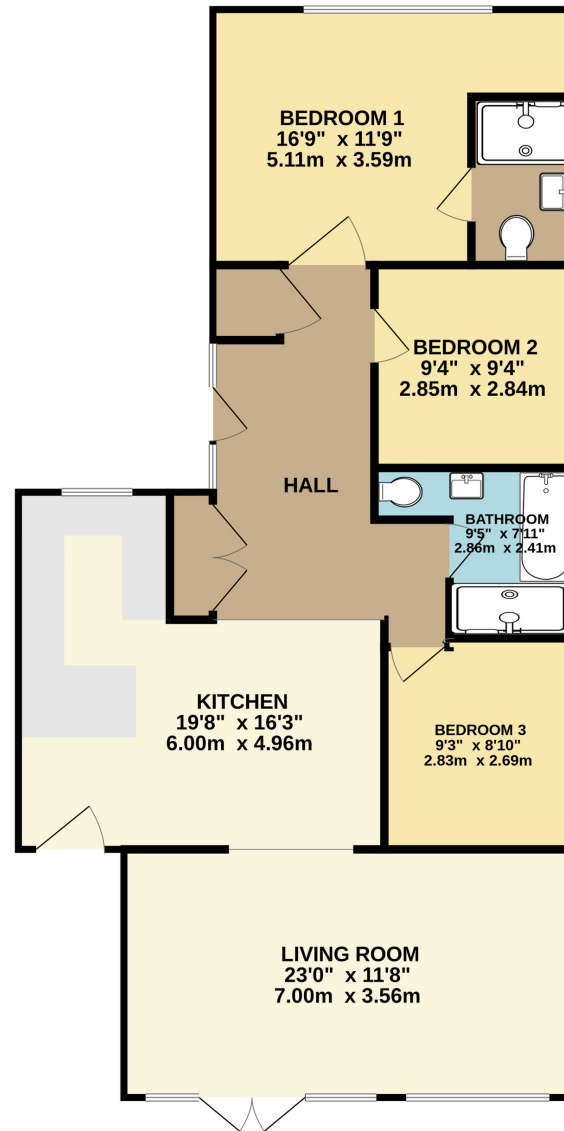
Council Tax Band: E

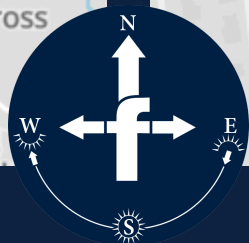
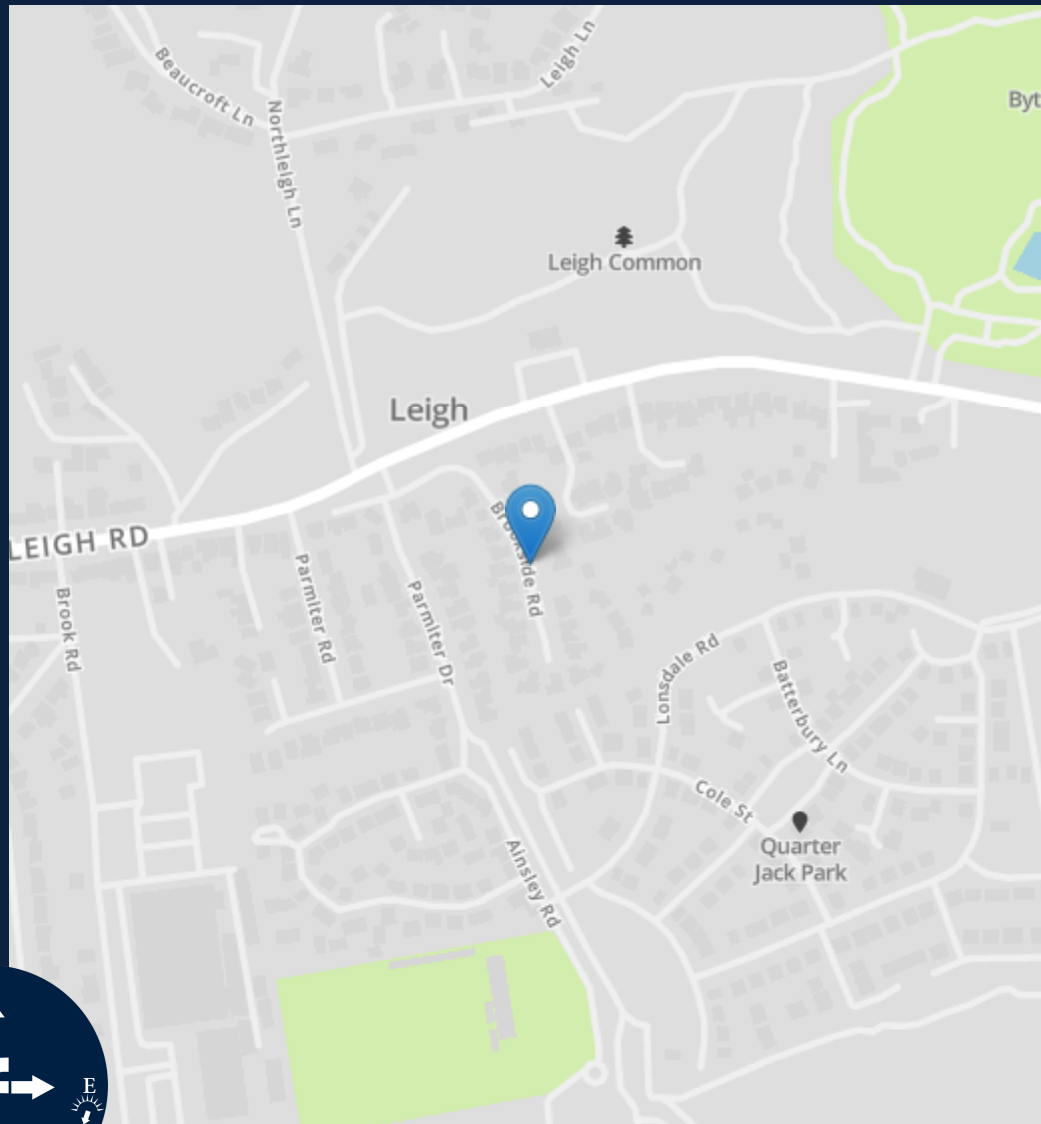
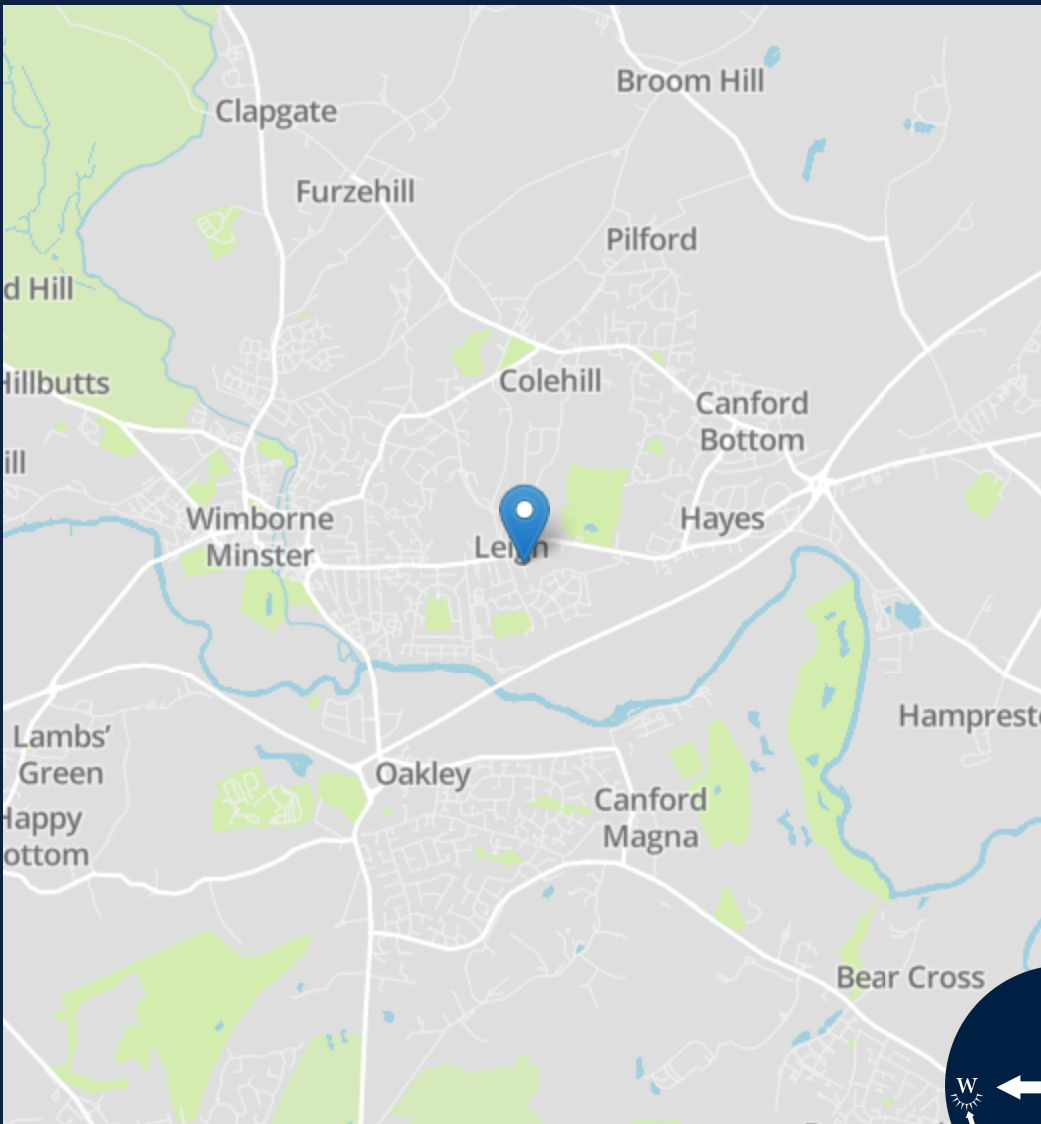
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website.For information relating to flood risk, please refer to gov.uk





GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		83
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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