



*Asking Price*

**£550,000**

SOPWITH CRESCENT, WIMBORNE BH21 1SR

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ EN-SUITE FACILITY
- ◆ GENEROUS ACCOMMODATION
- ◆ DETACHED SINGLE GARAGE
- ◆ OFF ROAD PARKING
- ◆ NO FORWARD CHAIN
- ◆ CUL DE SAC POSITION

A generous, three bedroom, detached bungalow within a quiet cul de sac boasting an en-suite facility, detached single garage and being offered without a forward chain.

### Property Description

The home sits towards the north edge of Merley in a quiet cul de sac position, within a generous plot. The home has been sympathetically extended to the rear and the accommodation comprises of three double bedrooms, one with an en-suite facility, kitchen, family bathroom and a very generous open plan living room and dining room which enjoys bi-folding doors that open out onto the rear garden. The home has been double glazed throughout and offers gas fired heating.





## Gardens and Grounds

The front garden is laid to a kept lawn and there is a dressed gravel area to the left hand side of the property, which provides off road parking for several vehicles. Adjacent to this area there is gated access to a driveway which in turn gives access to the detached single garage with an up-and-over style door. This area makes the plot of the home unusually wide. The rear garden is laid to lawn with well stocked borders and flower beds, and there is a patio which spans the entirety of the rear elevation.

## 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: 1181 sq ft (109.8 sq m)

Heating: Gas fired (Vented) Service annually

Glazing: Double glazed

Parking: Driveway & detached single garage

Garden: East facing

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

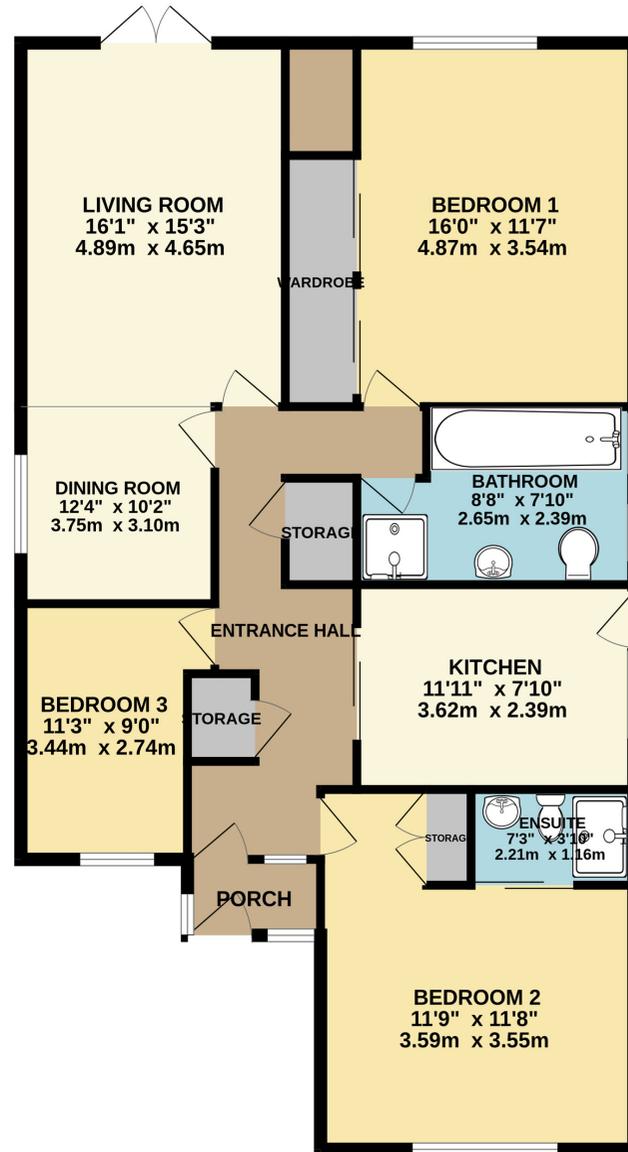
Local Authority: BCP Council

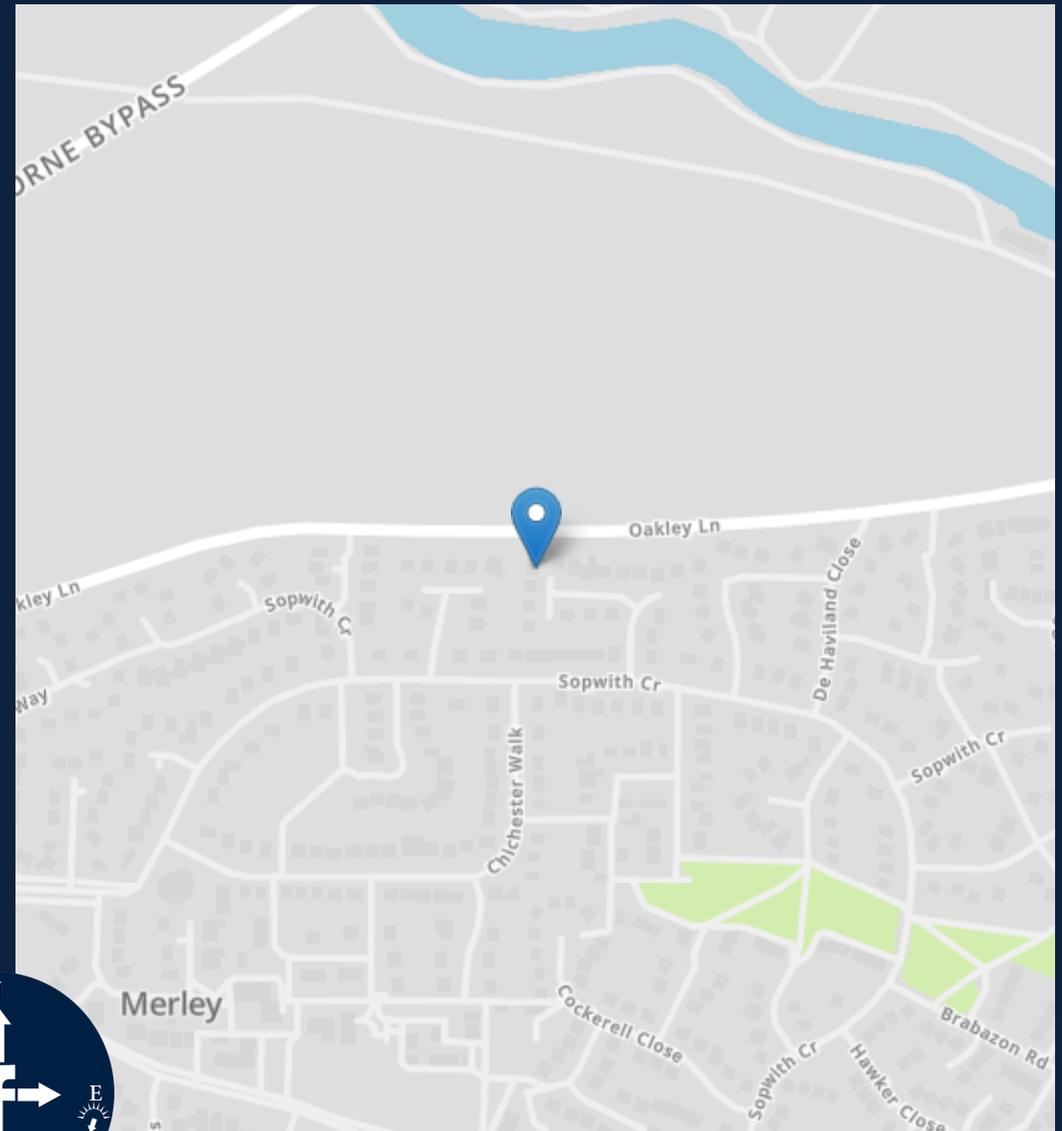
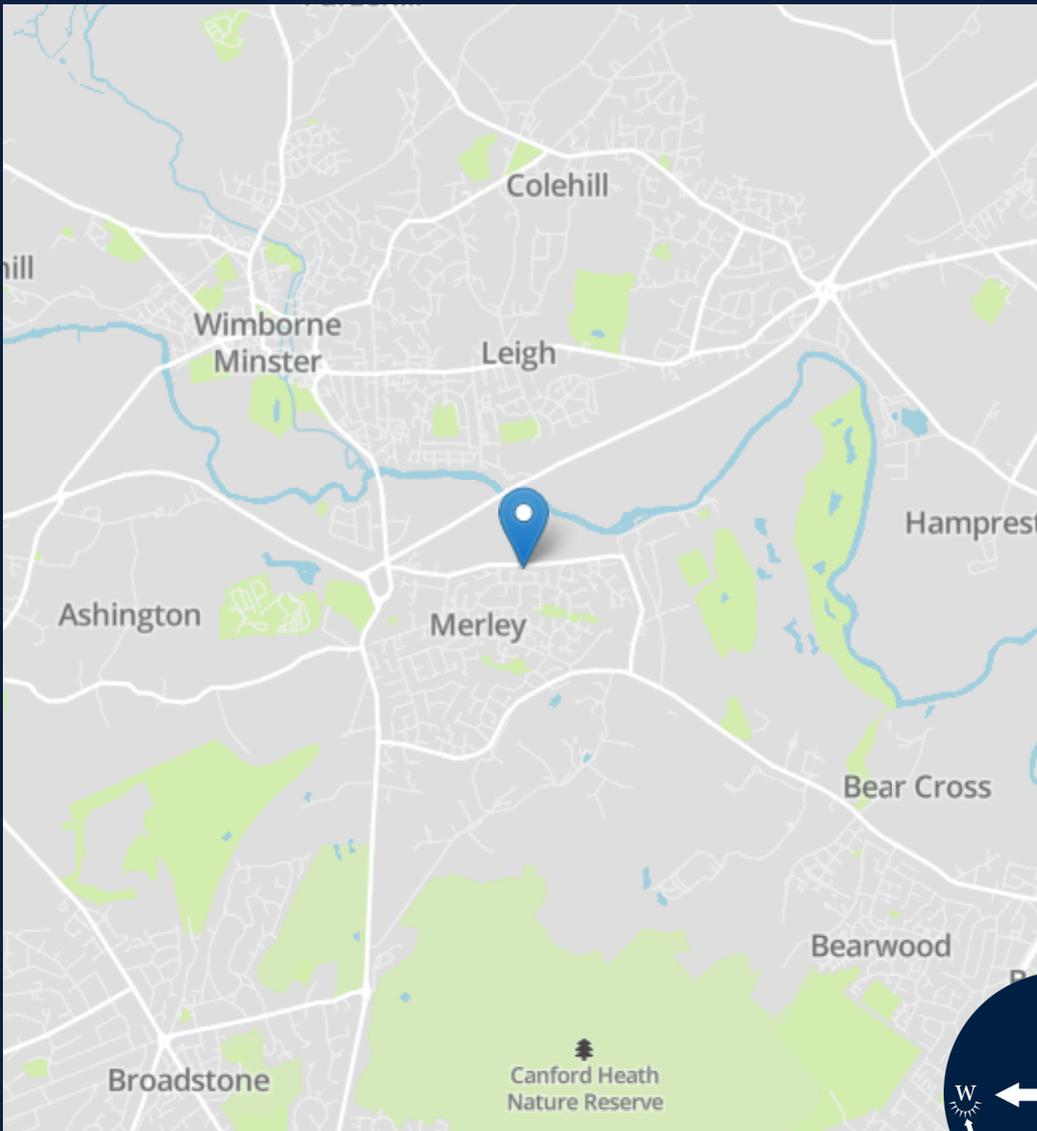
Council Tax Band: D





GROUND FLOOR  
1181 sq.ft. (109.8 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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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