



Asking Price

£695,000

MIDDLEHILL ROAD, WIMBORNE, DORSET BH21 2HG

Freehold



- ◆ DETACHED FOUR BEDROOM HOME
- ◆ SOUTH FACING GARDEN
- ◆ GENEROUS PLOT
- ◆ AMPLE OFF ROAD PARKING
- ◆ SCOPE TO CREATE AN ANNEXE
- ◆ SOLE AGENTS
- ◆ WORKSHOP AND GARAGE
- ◆ LARGE BALCONY

Detached, four bedroom, family home, located within the sought after area of Colehill which is positioned close to Wimborne Town Centre. This home is well-presented throughout and is offered with driveway parking for multiple cars, single garage, workshop and enclosed rear garden.

Property Description

Middlehill Road is positioned within the heart of Colehill and is a short distance from Wimborne Town Centre, local amenities and schools. This particular home is well-presented throughout and the accommodation comprises a porch with the benefit of a WC, welcoming entrance hall and a dual aspect living room which also offers ample space and access to the rear garden. The dining room is accessed from the entrance hall and has added space which can be utilised as an office. The kitchen comprises a range of base and eye level units, breakfast bar, and utility room located at the rear of the home.

On the first floor there are four well proportioned bedrooms, modern family bathroom and shower room. The main bedroom has the added benefit of in-built storage and access to the balcony, which spans the width of the home and offers excellent views of the area.





Gardens and Grounds

The front garden has been designed to allow parking for multiple vehicles with a portion of the garden laid to lawn. The rear garden is enclosed with a selection of mature shrubs and bushes surrounding the property. The rear garden offers patio and lawn space with space at the end of the garden for storage solutions and there is a workshop attached to the garage.

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 and only 1.5 hours away from London. 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, Blue Flag beaches and coastal routes to explore.



Size: Approx 1760 sq ft (163.5 sq m)

Heating: Gas fired (combi) 3 yrs old serviced annually

Glazing: Double glazed

Garden: South West facing

Parking: Ample off road parking, garage & workshop

Loft: 25% boarded. Ladder installed.

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

Local Authority: Dorset Council

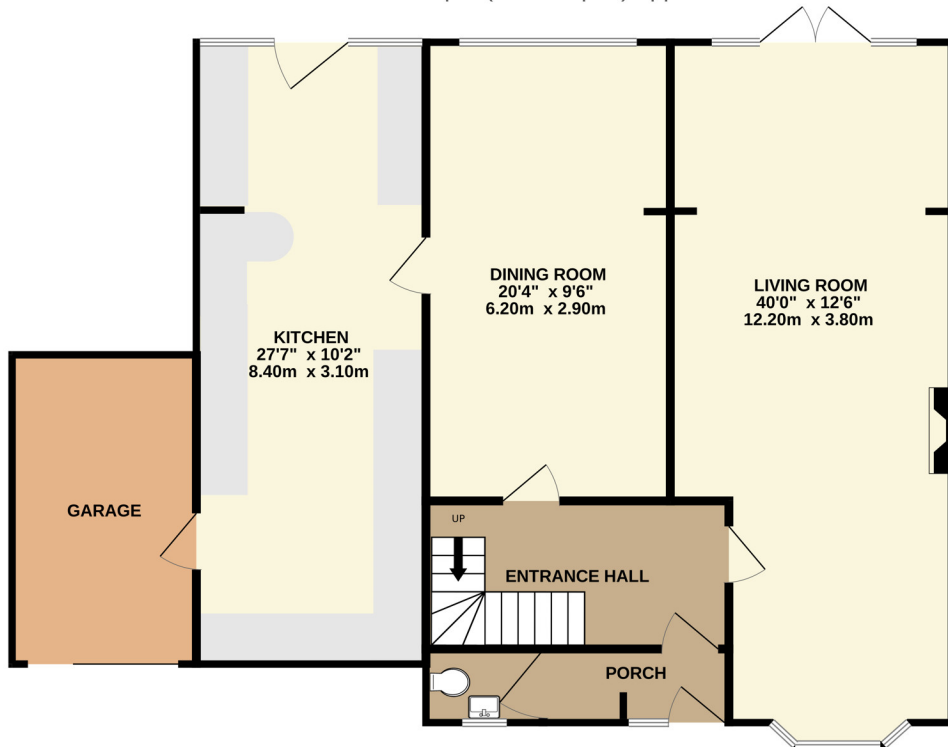
Council Tax Band: E

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

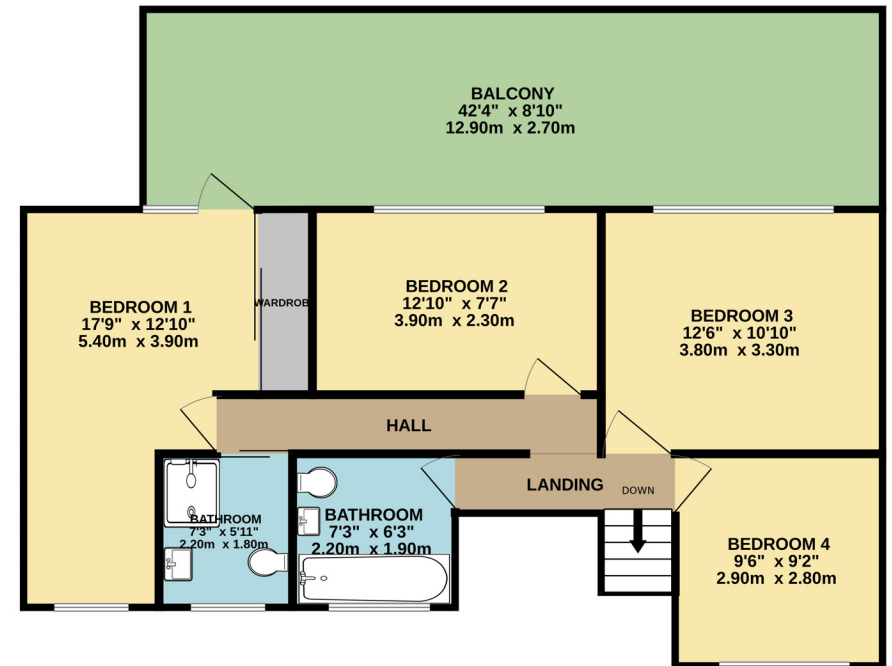




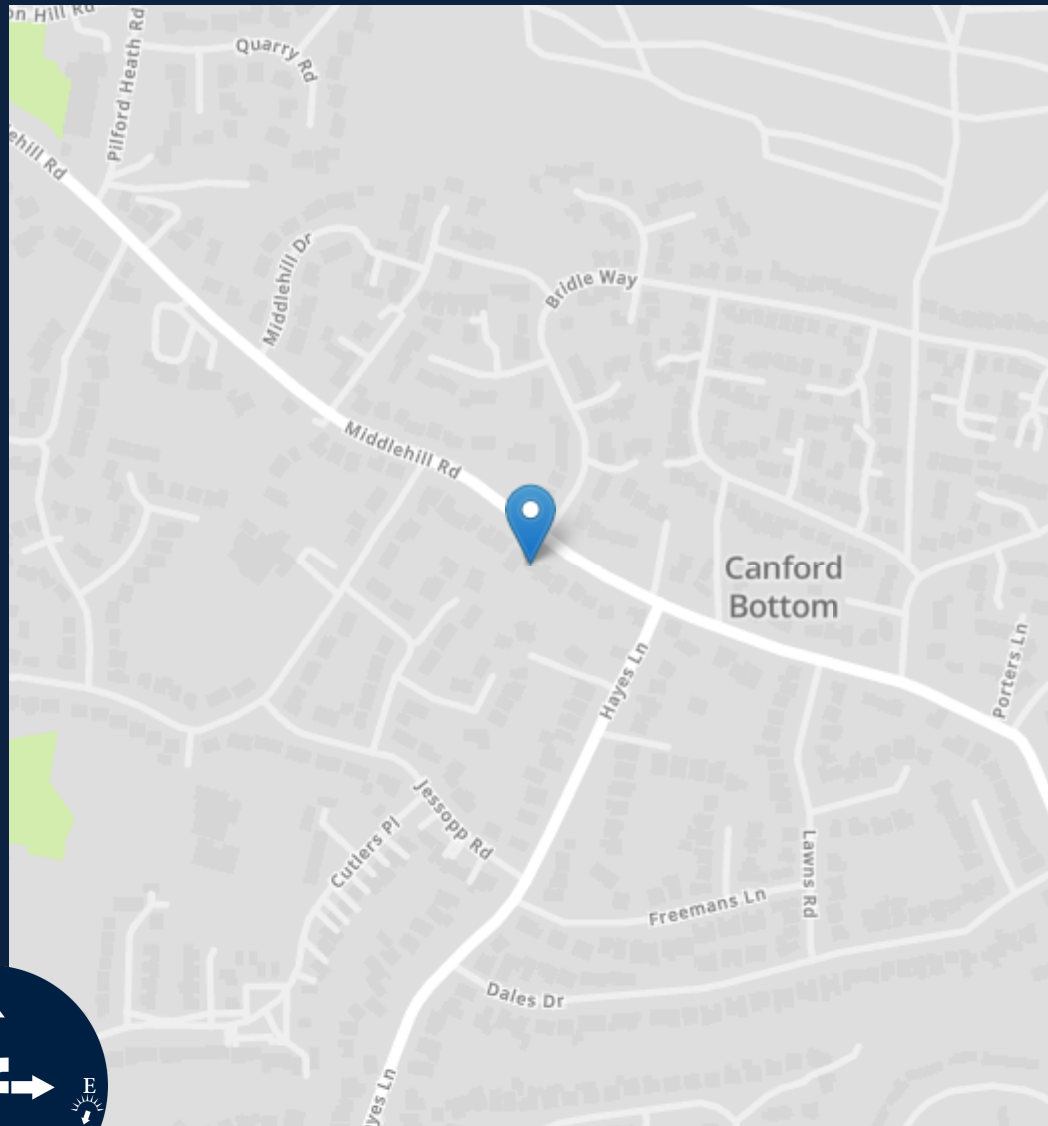
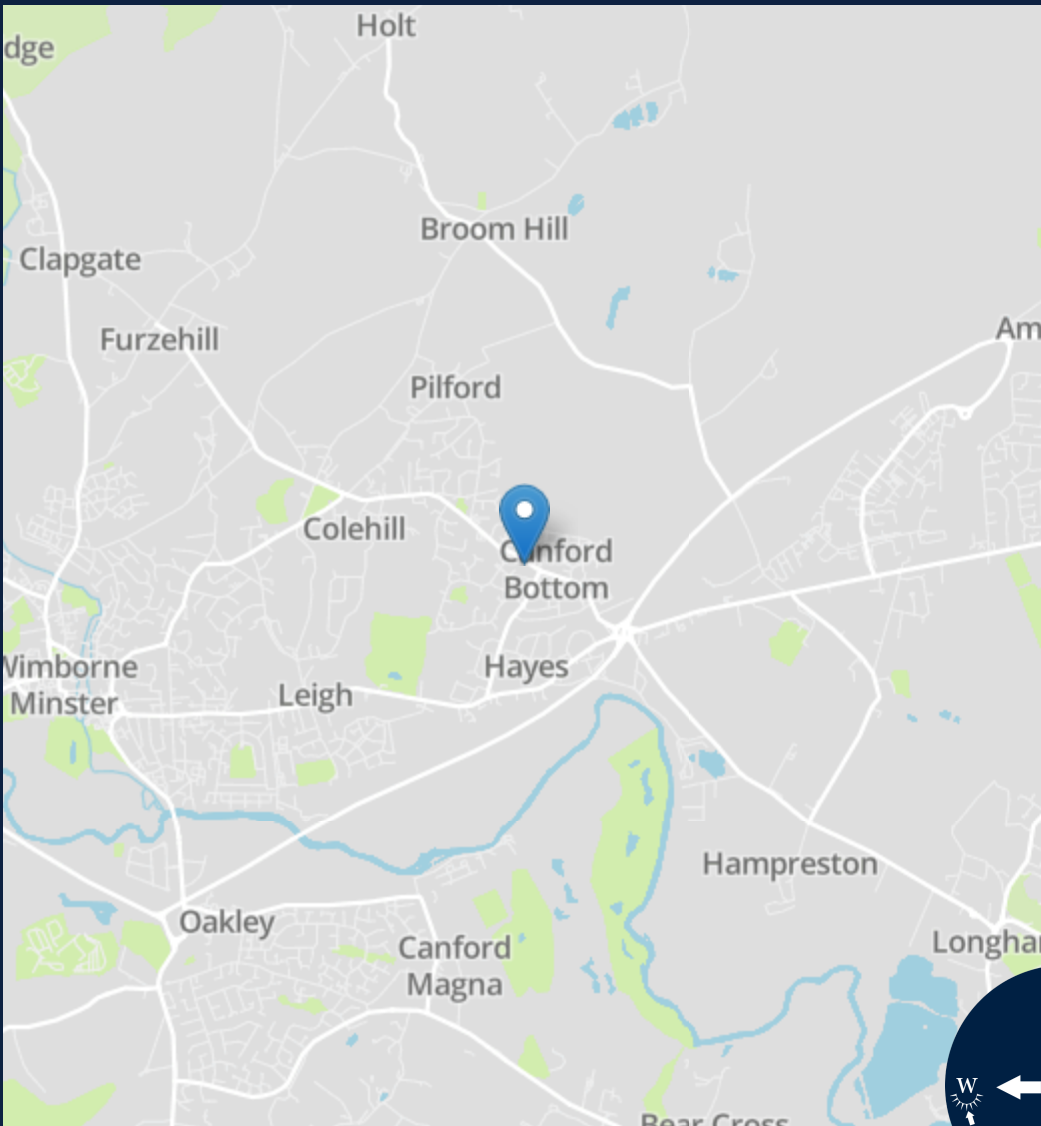
GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	77



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