



*Guide Price*

**£475,000**

WIMBORNE ROAD WEST, WIMBORNE, DORSET BH21 2DH

Freehold



- ◆ DETACHED GARDEN STUDIO
- ◆ DOUBLE GLAZED
- ◆ MODERN OPEN PLAN LIVING AREA
- ◆ DETACHED CHALET BUNGALOW
- ◆ EXTENDED AND UPDATED
- ◆ GAS FIRED HEATING
- ◆ GARDEN AREA FOR A SPA UNIT

A well thought out three bedroom chalet bungalow, boasting a detached garden studio, modern open plan living space and a generous driveway.

### Property Description

The home has been sympathetically extended and update to create this versatile three bedroom chalet home that also boasts two full bathroom facilities as well as all three bedrooms, easily accommodating double bedroom suites. The living space spans the entire rear elevation and is neatly divided into living area, dining space and kitchen. The home has also been double glazed throughout and benefits from gas fired heating.

### Gardens and Grounds

The front garden is laid to a dressed gravel driveway which provides off road parking for several vehicles and in turn provides access to the rear garden via a pair of wood panel gates. The rear garden is primarily laid to lawn and there is an entertaining area that has space for a spa unit. Towards the rear boundary there is a wood built garden studio complete with a shower and wc.





## 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 dating back over 50 years 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: 1250 sq ft (125.4 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road

Garden: Rear

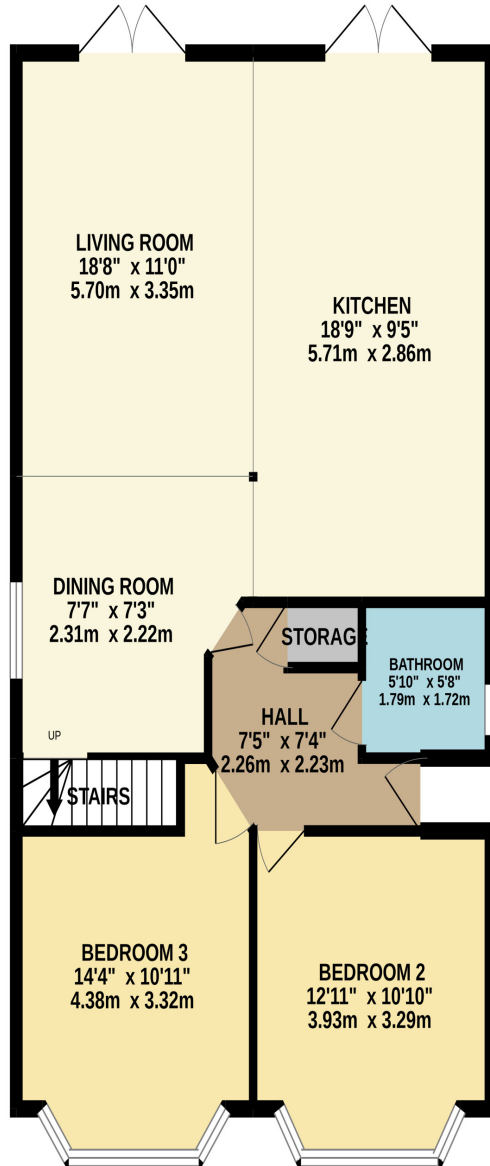
Main Services: gas, water, electric, drains

Council Tax Band: D

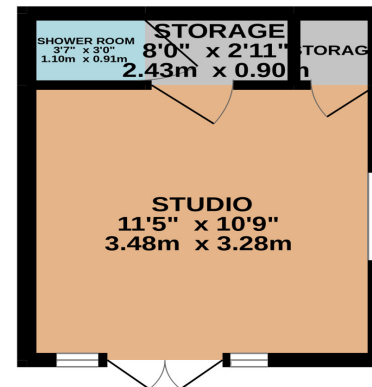
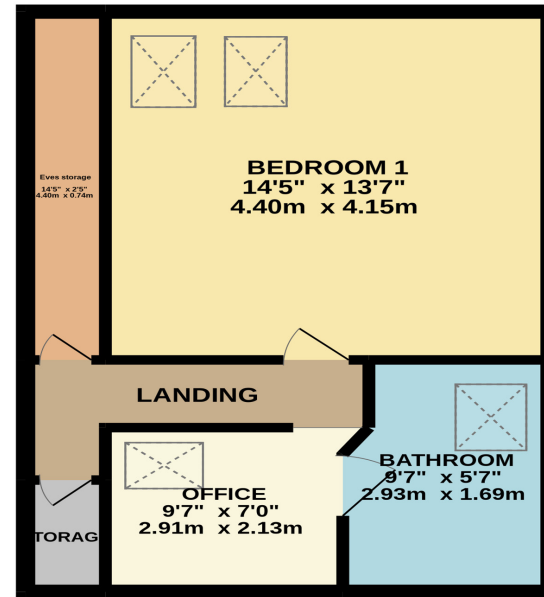


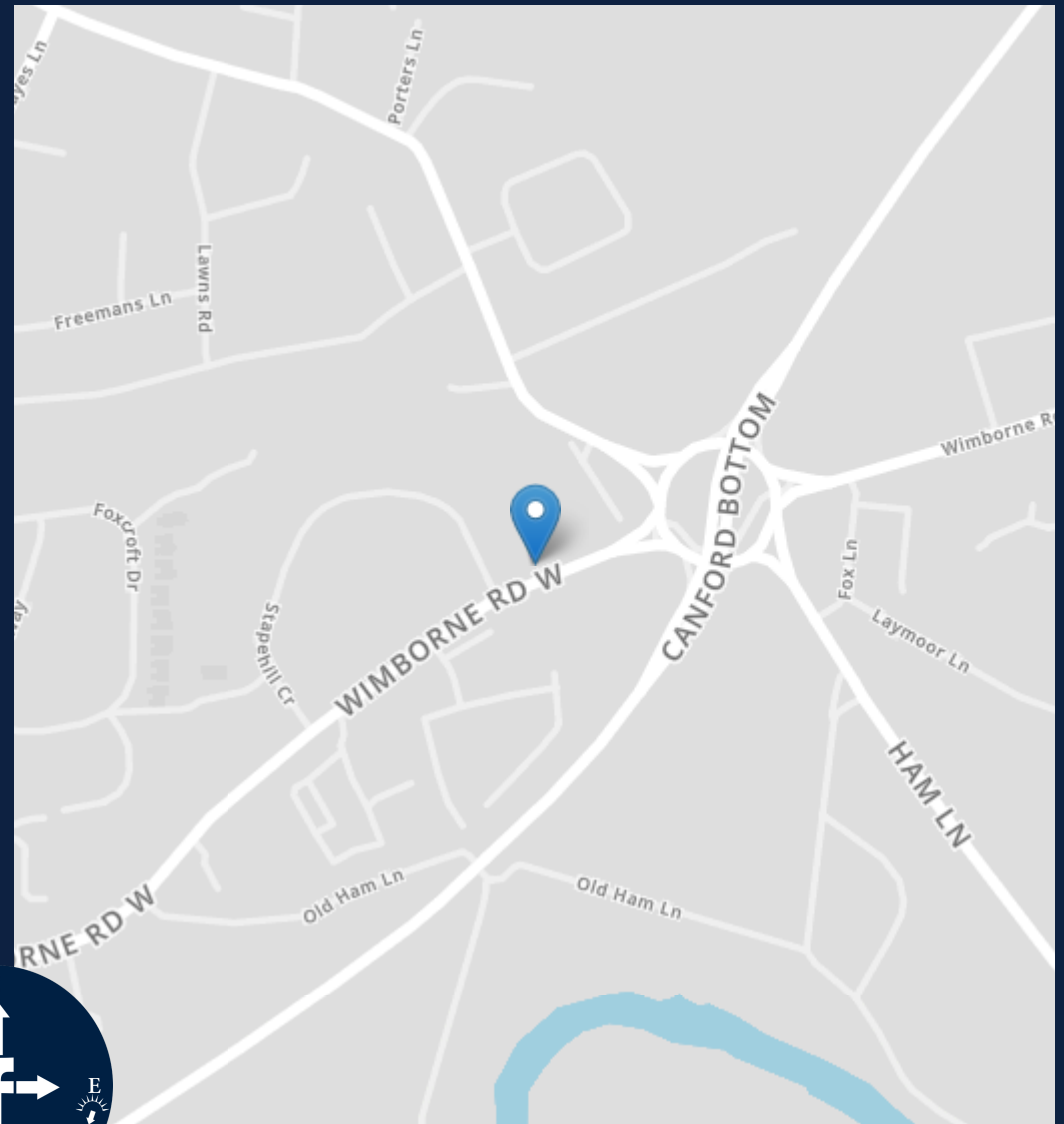
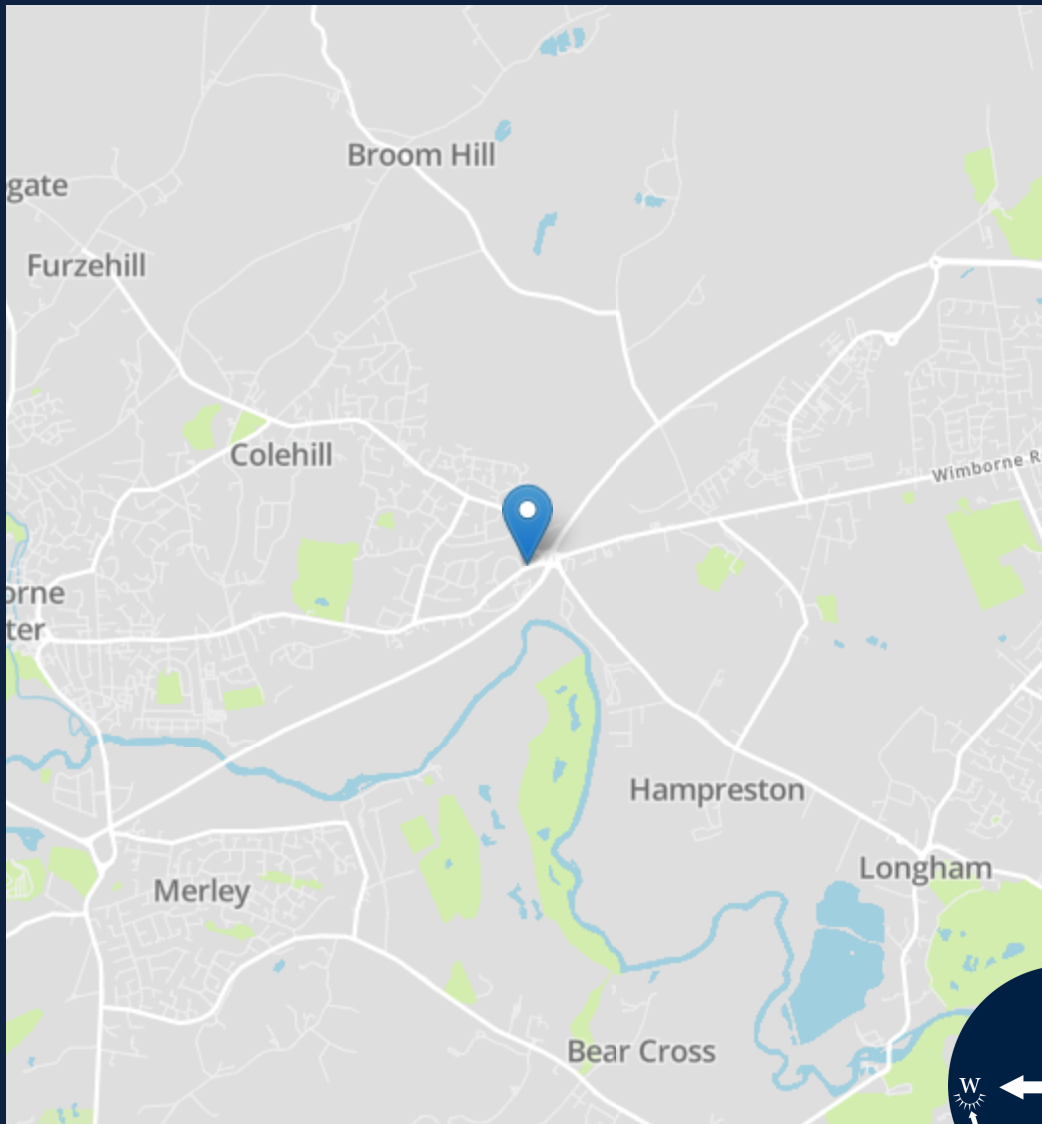


GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



FIRST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.





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