



Asking Price

£460,000

DALES DRIVE, WIMBORNE BH21 2JS

Freehold



- ◆ SEMI - DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SINGLE DETACHED GARAGE
- ◆ MODERN FITTED KITCHEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ LANDSCAPED GARDEN
- ◆ SOLE AGENTS

A four bedroom, semi-detached, chalet bungalow boasting a south facing rear garden, detached garage, generous off road parking and within preferred school catchment.

Property Description

The home has previously been extended to create a versatile, four bedroom family home. The accommodation comprises of an open plan lounge dining room, modern fitted kitchen, separate utility room, shower room and two bedrooms to the ground floor with two further bedrooms and a family bathroom on the first floor. Furthermore the home benefits from gas fired heating and is double glazed throughout.





Gardens and Grounds

The front garden has been hard landscaped for convenience and there is a generous tarmaceden driveway which is suited to several vehicles. The driveway extends to the right hand side of the property and in turn provides access to a detached single garage which has the benefit of an up and over style door. There is a pedestrian gate between the garage and the home which denotes access to the rear garden which has also been extensively landscaped to create an elevated paved patio which spans the rear elevation of the home and the majority of the garden has been 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 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: 1474 sq ft (136.9sq m)

Heating: Gas fired heating

Glazing: Double glazed

Parking: Off road parking and garage

Garden: Front and rear

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

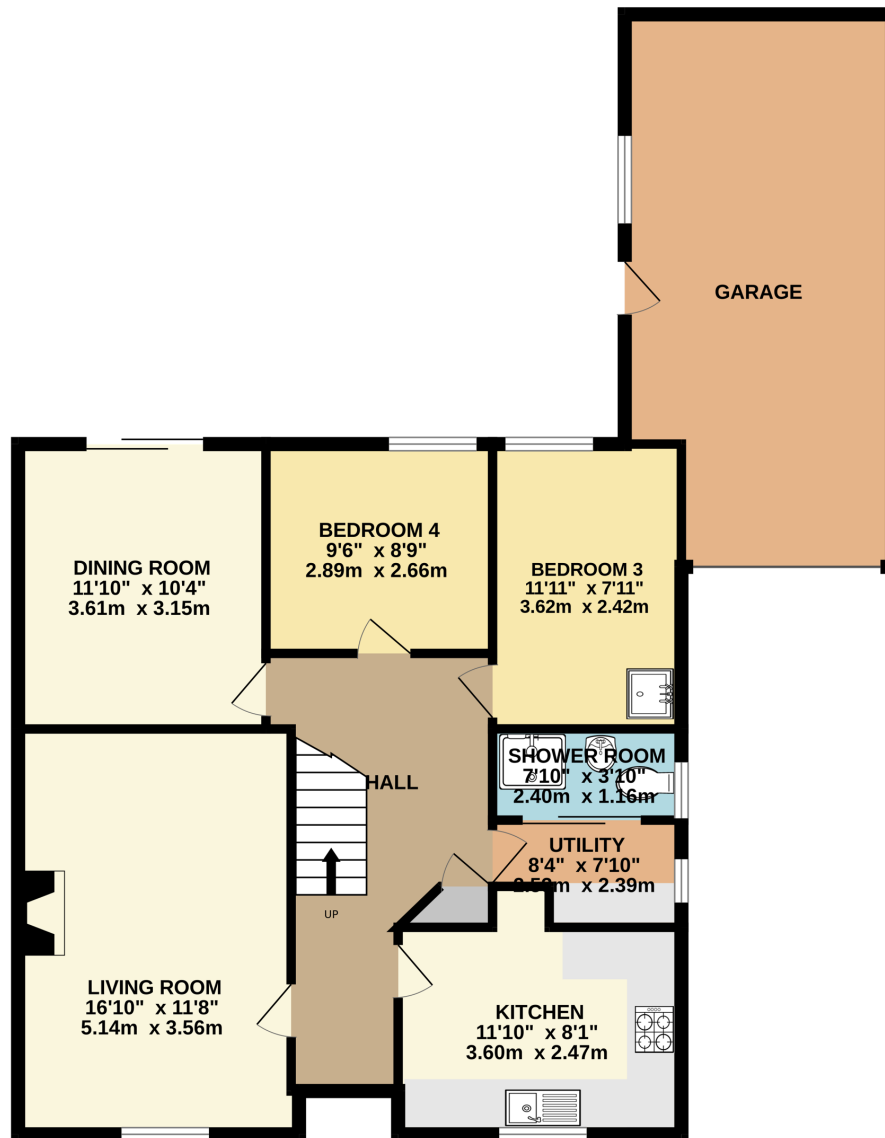
Local Authority: Dorset Council

Council Tax Band: D

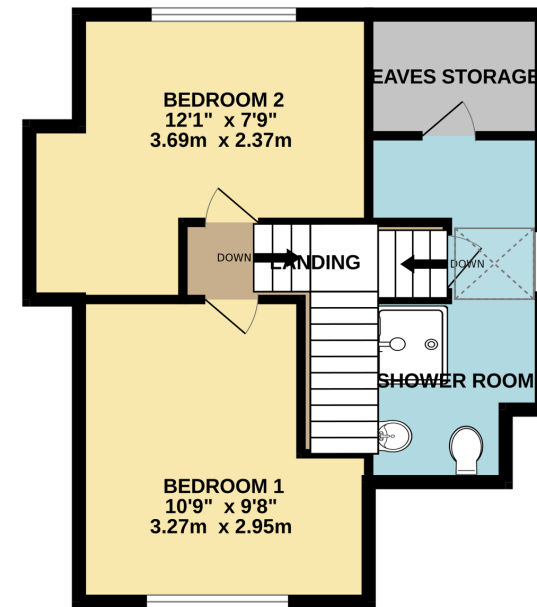


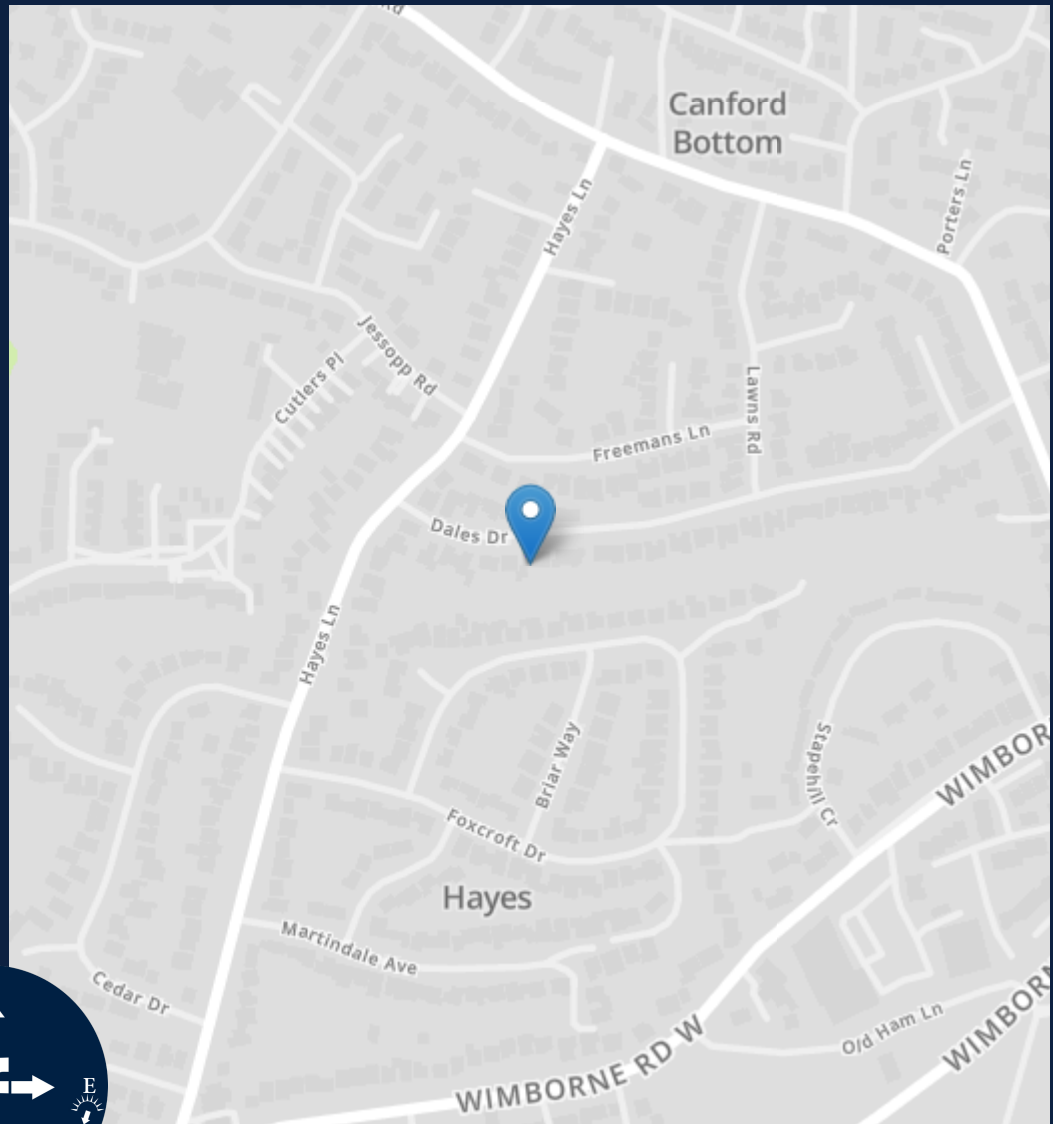
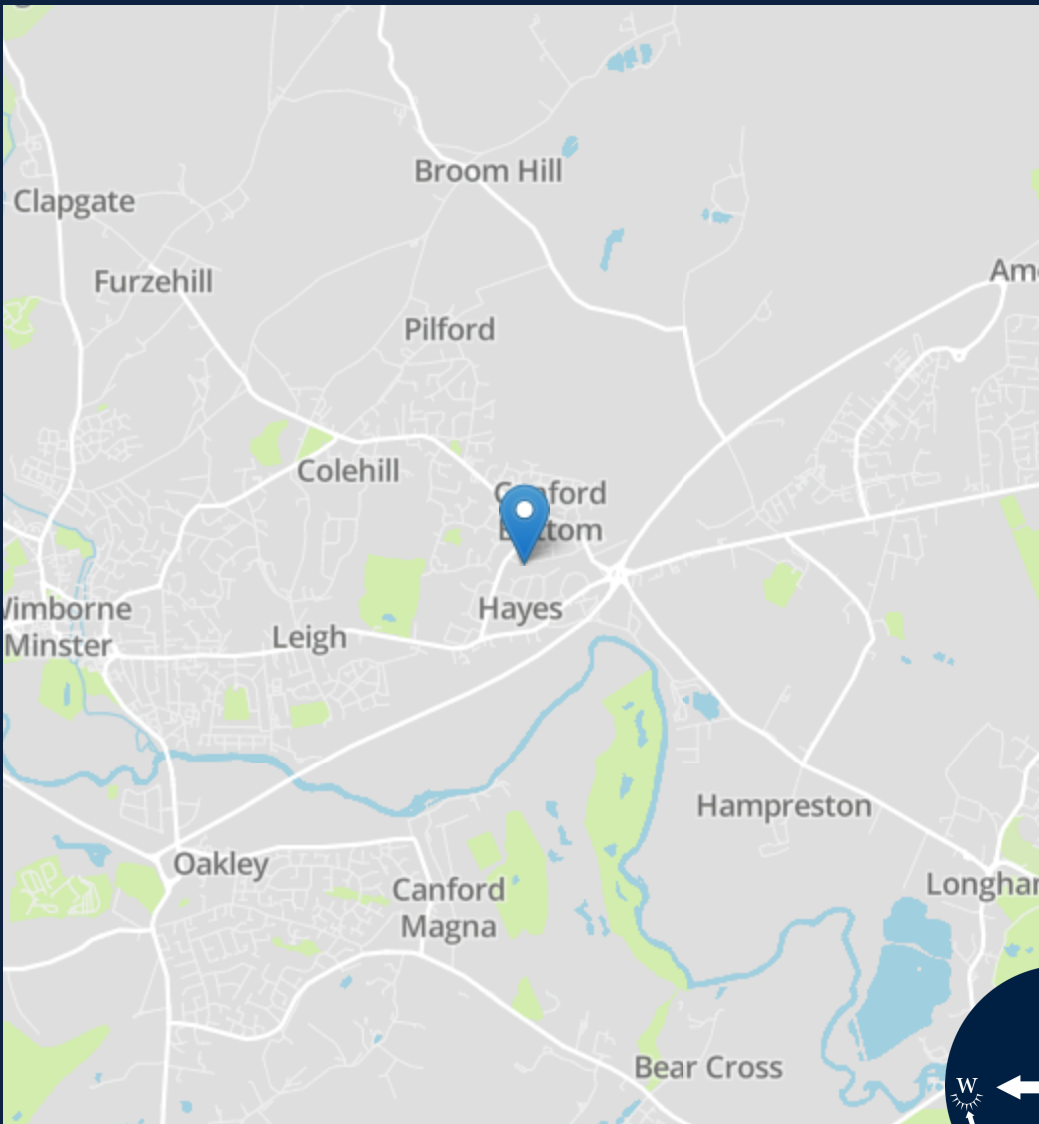


GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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