



Asking Price

£495,000

HERON DRIVE, WIMBORNE BH21 2NQ

Freehold



- ◆ SEMI DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ IMMACULATE THROUGHOUT
- ◆ SOUTHERLY FACING REAR GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ QUIET RESIDENTIAL LOCATION
- ◆ ATTACHED SINGLE GARAGE
- ◆ SOLE AGENTS

A very well presented, three bedroom, semi-detached bungalow that has been meticulously refurbished throughout and boasts a southerly facing rear garden, extended living room with ceiling lantern, attached garage and generous off road parking.

Property Description

Heron Drive comprises a variety of bungalows and chalet bungalows that are positioned within the heart of Colehill. This particular property is situated towards the southerly end and the accommodation comprises a modern fitted kitchen with separate utility room and cloakroom, three double bedrooms, family shower room and a living room with feature fireplace. The living room has been extended to create a dining area which offers bi-folding doors on to the elevated decking and double glazed ceiling lantern which gives the room a light and airy feel. Furthermore, the property benefits from gas fired heating as well as double glazing throughout.





Gardens and Grounds

The front garden is entirely laid to a dressed gravel driveway suited to several vehicles and in turn this gives access to the attached single garage. To the left hand side of the home there is a pedestrian walkway to the rear garden. The rear garden is split into two principle areas with the first being an elevated deck which spans the rear elevation of the home and there are steps that lead down to the second part of the garden is laid to a kept 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 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: 1165 sq ft (108.2 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Parking: Driveway & attached single garage

Loft: Yes, 75% boarded. Ladder installed

Garden: South facing

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

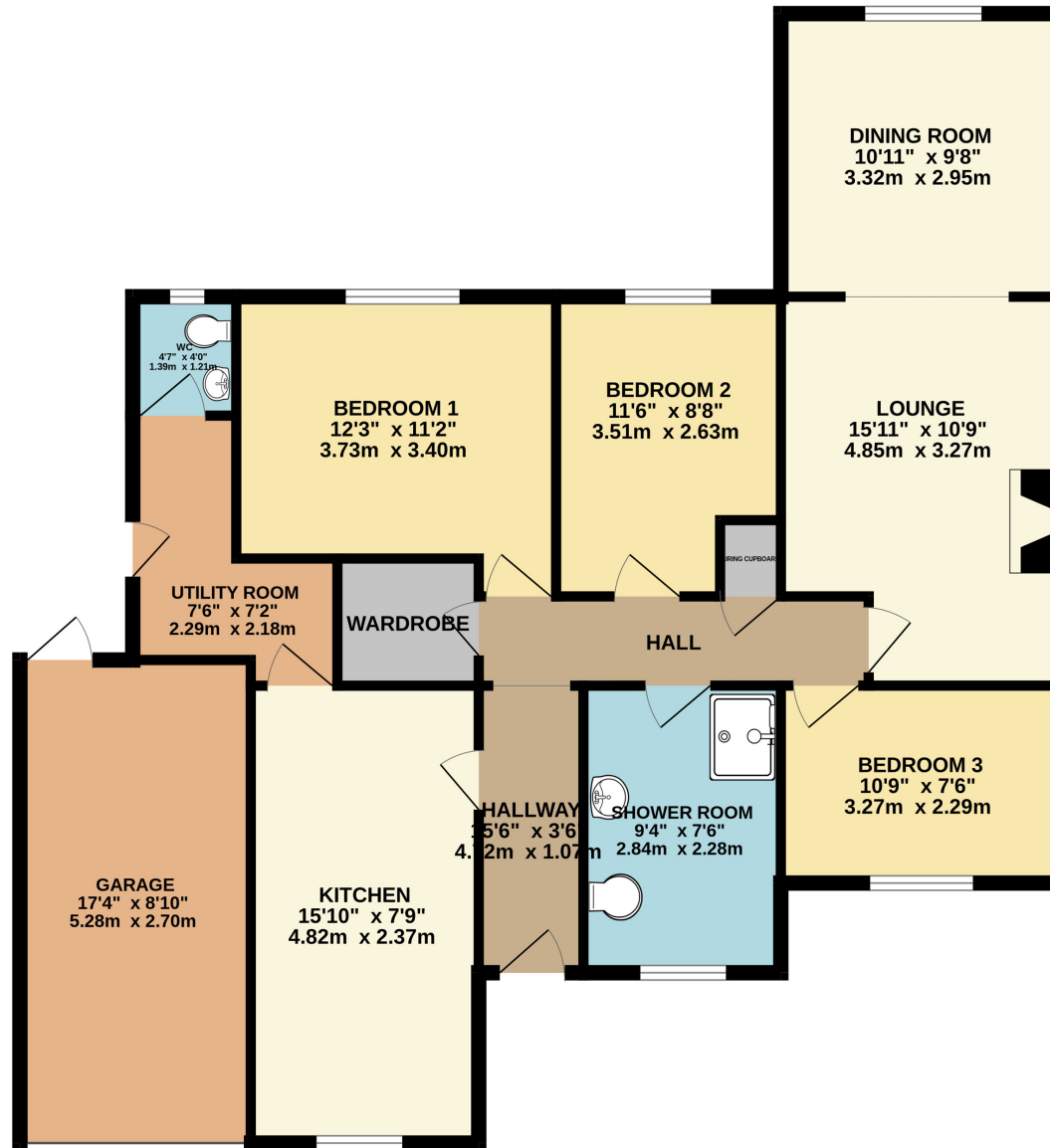
Local Authority: Dorset Council

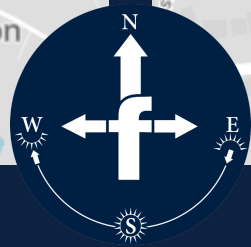
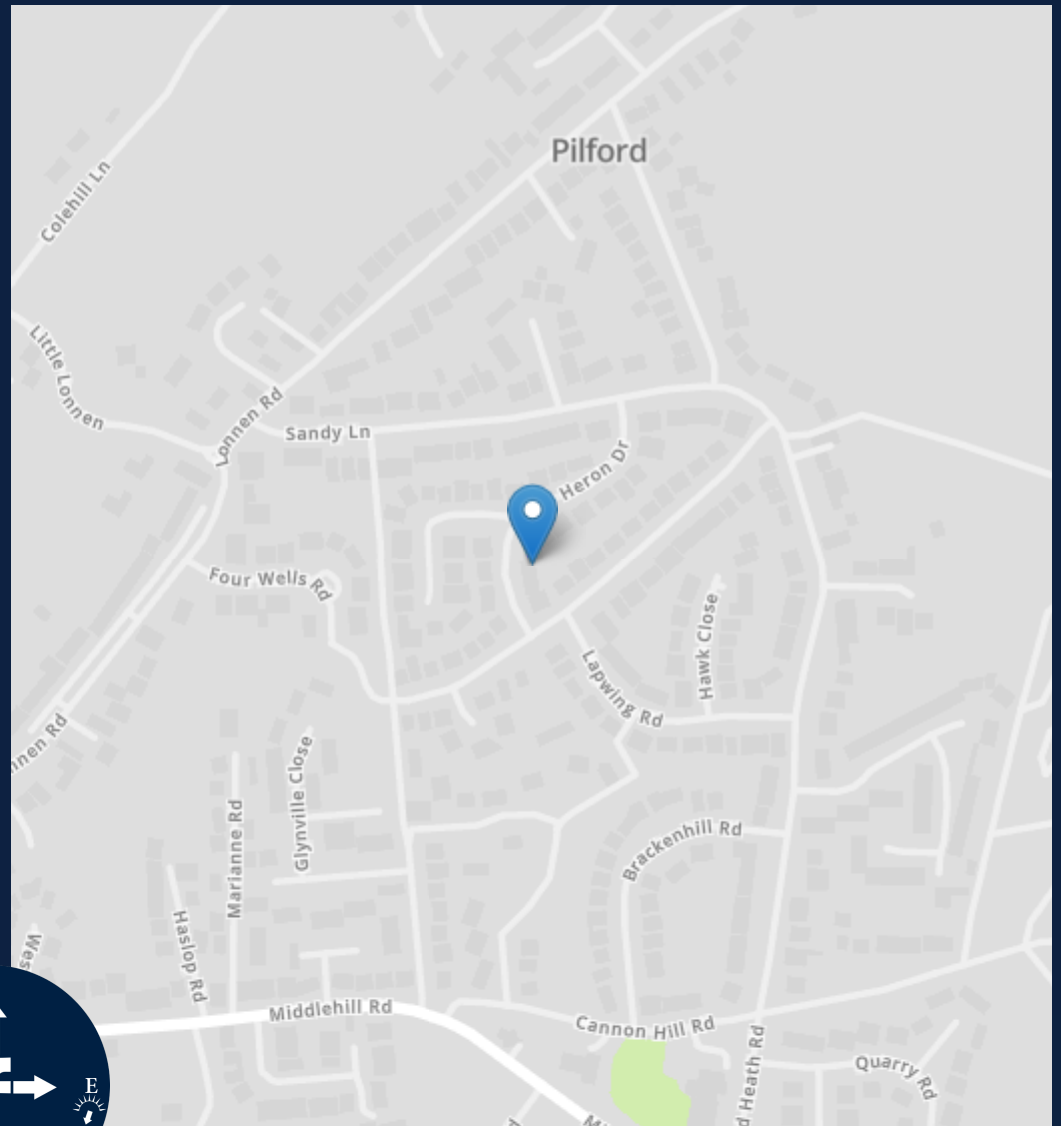
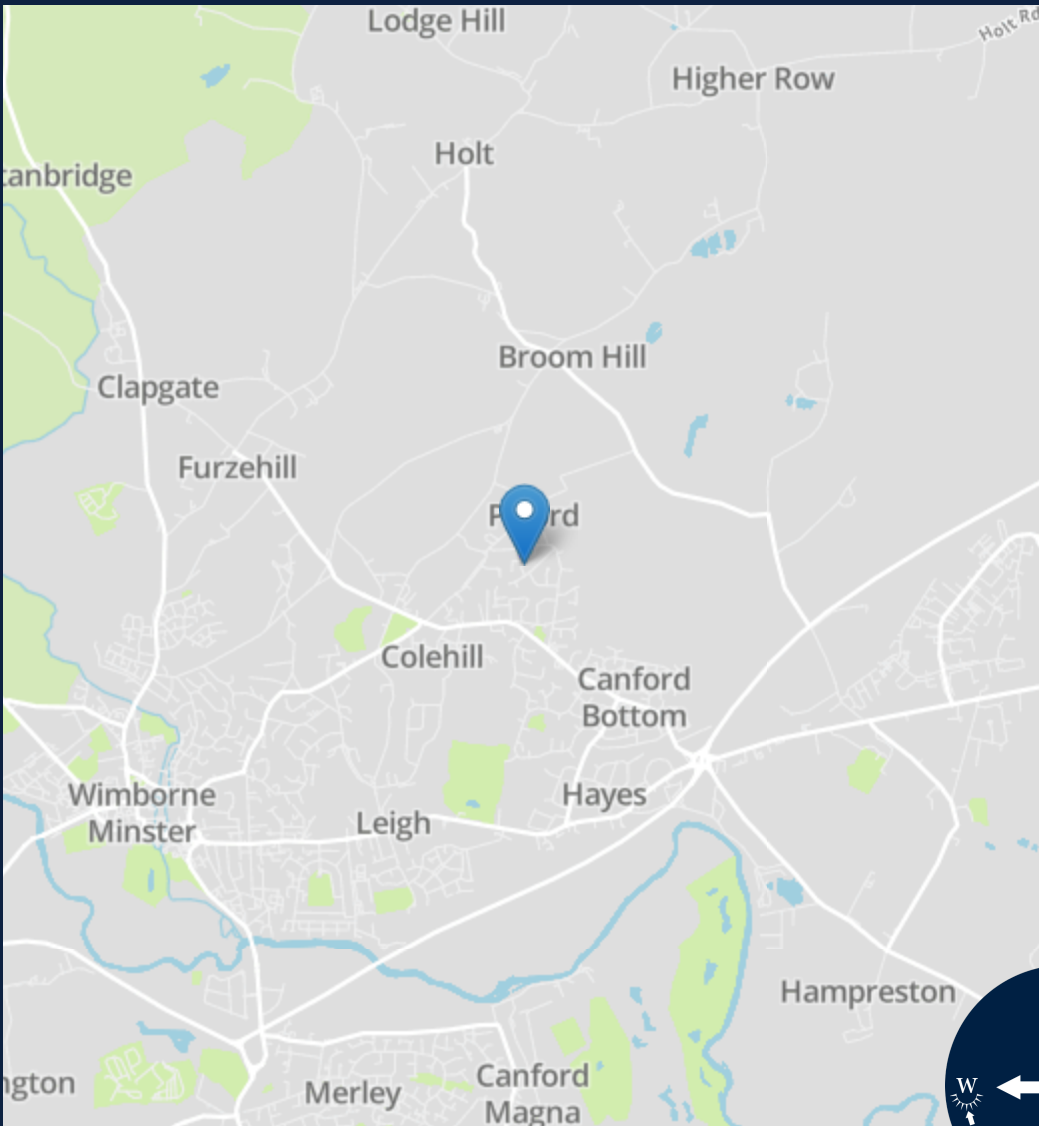
Council Tax Band: D





GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.





| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| A (92+) | |
| B (81-91) | 82 |
| C (69-80) | |
| D (55-68) | 60 |
| 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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