



Asking Price

£575,000

LONNEN ROAD, WIMBORNE BH21 7AX

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ THREE DOUBLE BEDROOMS
- ◆ ENSUITE AS WELL AS A FAMILY BATHROOM
- ◆ DETACHED GARAGE
- ◆ TWO RECEPTION ROOMS
- ◆ MODERN FITTED KITCHEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A detached, three bedroom, family home built just over ten years ago by a renowned local master builder and boasting generous living spaces, as well as off road parking, detached garage and preferred location within Colehill.

Property Description

The home sits at the start of Lonnen Road close to the shops and amenities of Colehill and within preferred school catchment areas. The accommodation comprises a living room, open plan kitchen and breakfast room, second reception room and cloakroom to the ground floor with three double bedrooms, family bathroom and further en-suite shower room to the first floor. The accommodation has a spacious feel about it with generous amounts of circulation spaces particularly to the landing and the home has gas fired heating as well as double glazing throughout. Furthermore, the home has the benefit of a fitted water softener as well as a variety of fitted appliances throughout the kitchen.





Gardens and Grounds

The front garden is laid to a kept lawn and a paved pathway leads to the front door. There is gated access to the left hand side of the home which gives access to the rear garden which is also laid to lawn with a variety of stocked beds and a closed panel fence surround. There is a paved patio spanning part of the rear elevation of the home and stone steps give access to a garden gate on the rear boundary, which accesses the parking area allocated to the property, along with the detached single garage, which has an electrically operated up and over style door. There is a parking space between the garage and rear garden which in turn gives access to a wood built shed sited behind 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 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: 1319 sq ft (122.5 sq m)

Heating: Gas fired (pressured) serviced annually

Glazing: Double glazed

Parking: Detached single garage

Garden: South East

Loft: Yes. 25% boarded.

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

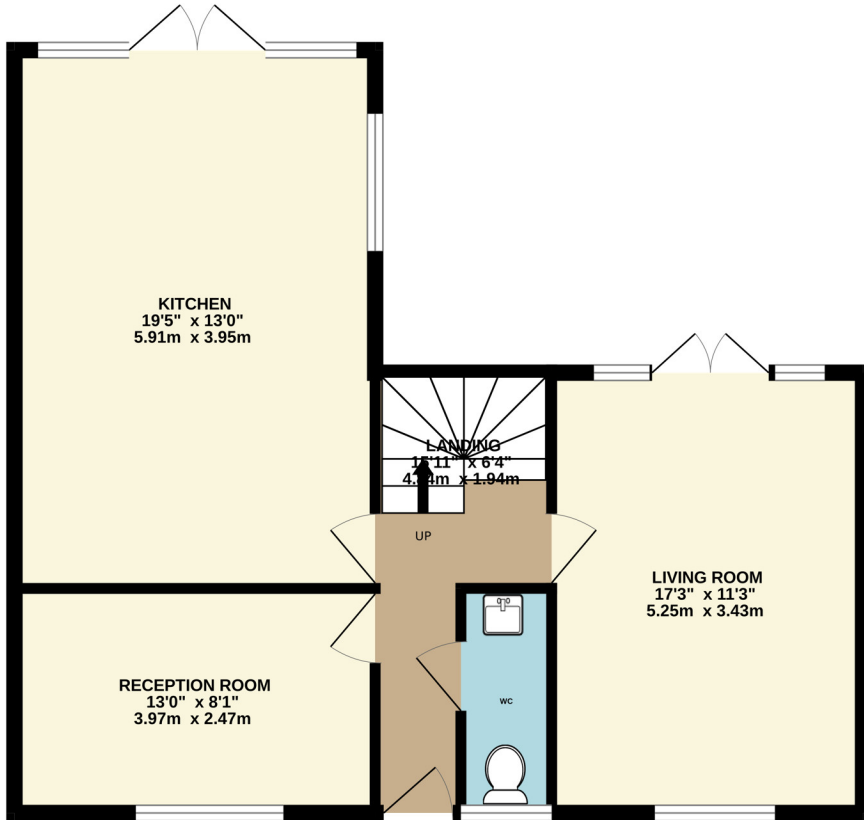
Local Authority: Dorset Council

Council Tax Band: E

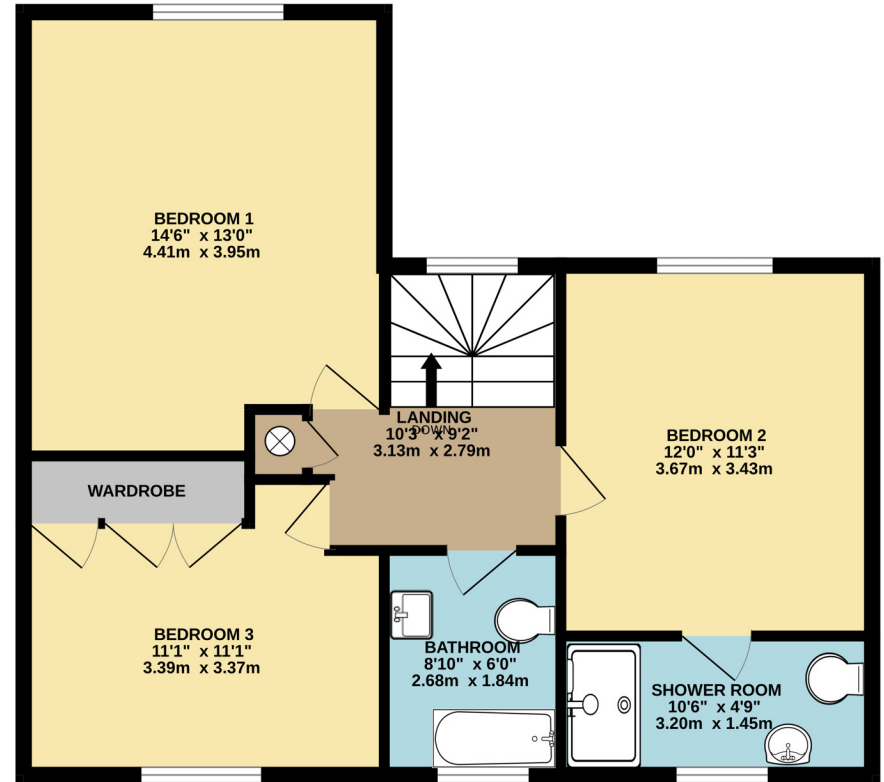




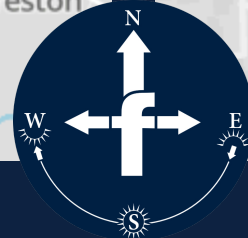
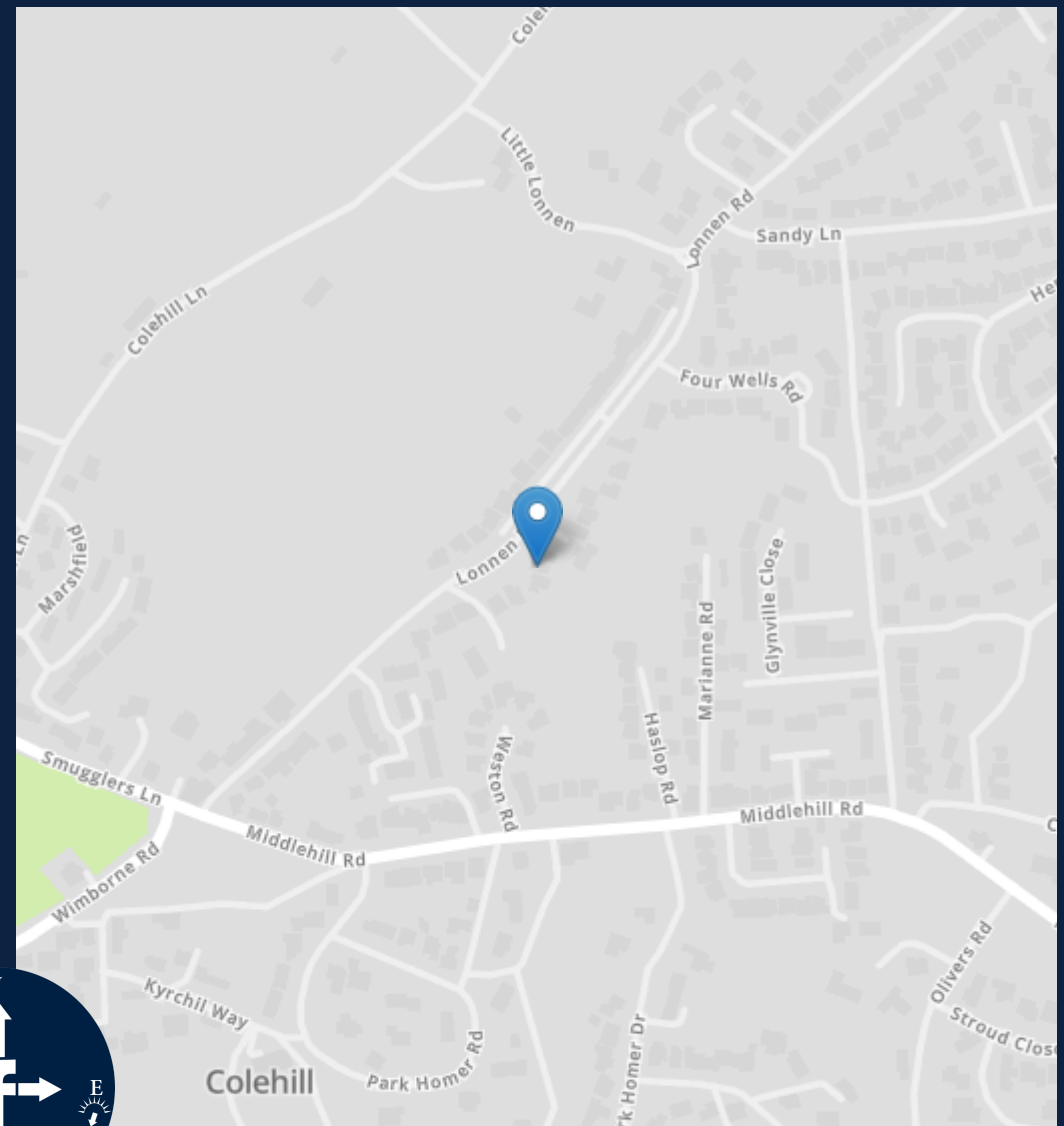
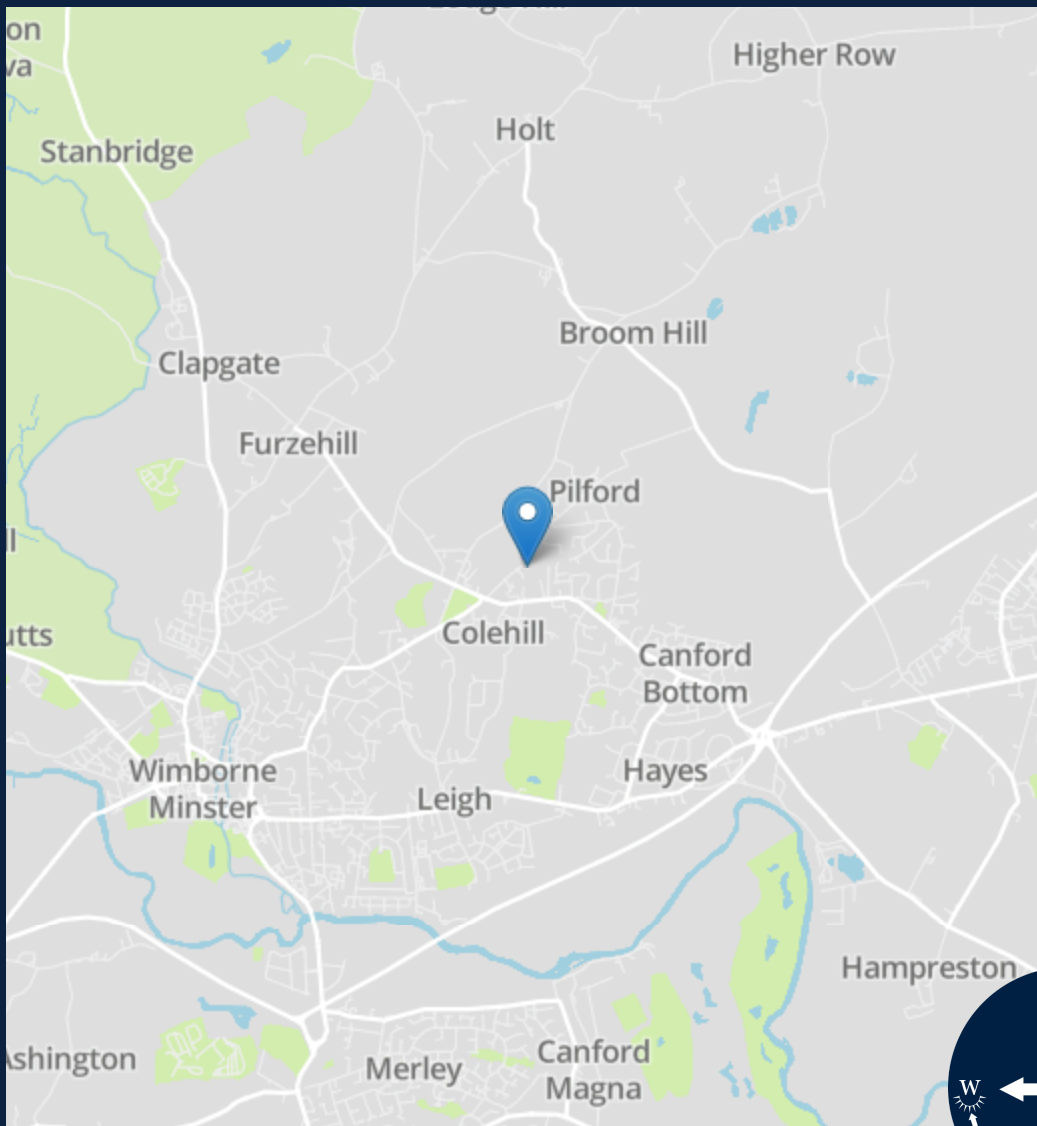
GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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	
A (92+)	87
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
78	

England, Scotland & Wales

EU Directive 2002/91/EC



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