

PARK HOMER DRIVE, WIMBORNE BH21 2SR

*Asking Price*  
**£750,000**

Freehold



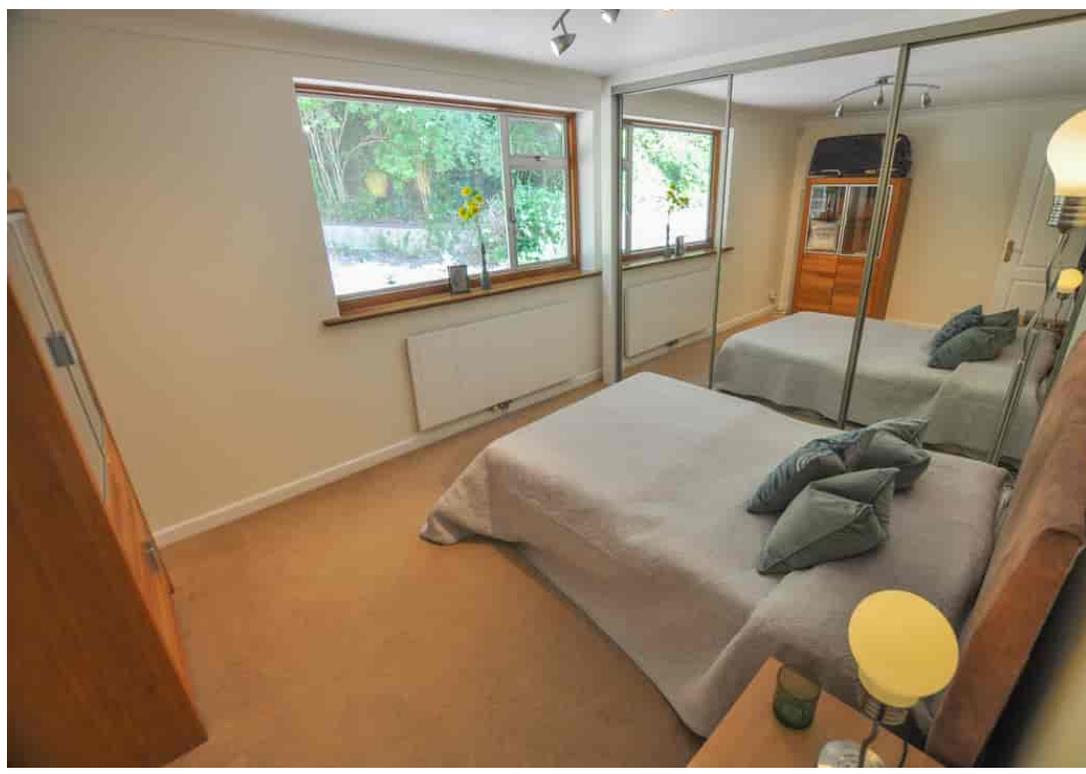
- ◆ DETACHED SPLIT LEVEL BUNGALOW
- ◆ CUL DE SAC LOCATION
- ◆ MATURE AND PRIVATE PLOT
- ◆ NO FORWARD CHAIN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SOLE AGENTS
- ◆ FIVE BEDROOMS, TWO WITH ENSUITE FACILITIES
- ◆ PLOT APPROACHING 1/2 ACRE OF LAND

An imposing, five bedroom, detached split level bungalow positioned in one of Colehill's most sought after roads and boasting a plot approaching 1/2 acre and being offered without a forward chain.

### Property Description

The home has an elevated position within this quiet residential cul du sac which provides an imposing elevation as you approach the home. There are paved steps leading to the front door which is positioned centrally to the home and gives access to a generous split level entrance hallway. There is an open plan lounge/dining room leading to the purpose built conservatory and there is a modern fitted kitchen and separate utility adjacent to the living area. The bedroom accommodation is orientated to the easterly side of the property. There are two double bedrooms, of which one benefits from an en-suite facility, a single bedroom, a further double bedroom presently used as a study, and family bathroom. From the entrance hallway a staircase leads down to an additional double bedroom with dressing room and ensuite which could easily function as an annex if required. The home benefits from gas fired heating and has double glazing throughout.



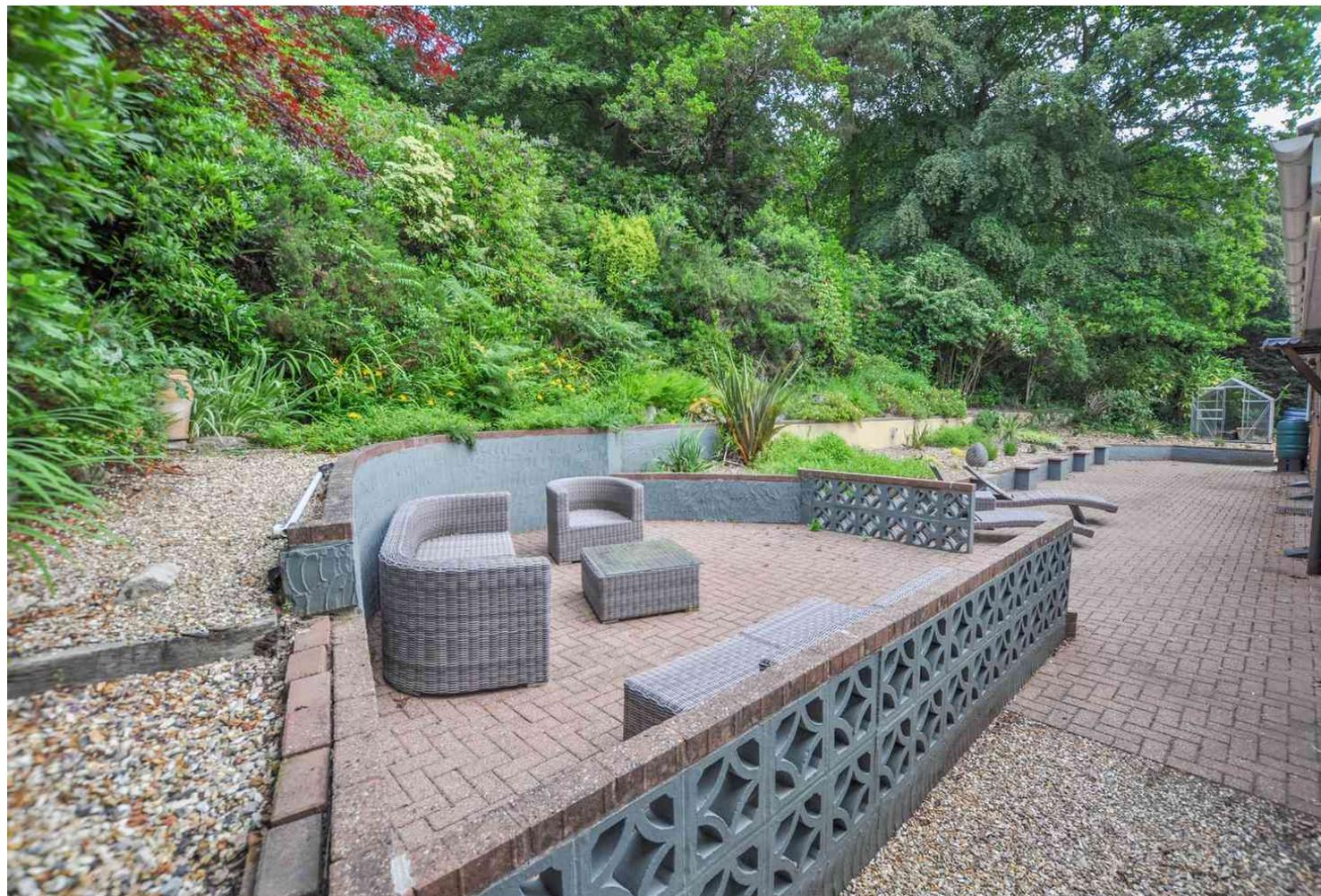


## Gardens and Grounds

The front garden is entirely laid to a kept lawn with shrub borders. There is a block paved driveway which leads up the right hand side of the plot and in turn gives access to the attached single garage with an electrically operated up and over style door. The rear garden has a generous patio which spans the rear elevation of the property and there are raised mature flower beds. A pathway leads up to the mature section of the garden comprising several paths. A swing seat allows you to enjoy the far-reaching views. There is also a wood built summer house with elevated deck which again benefits from views over the home and towards Canford. There is ample space for a home office (STPP).

## 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: 1907 sq ft (177.2 sq m)

Heating: Gas fired (Vented)

Glazing: Double glazed

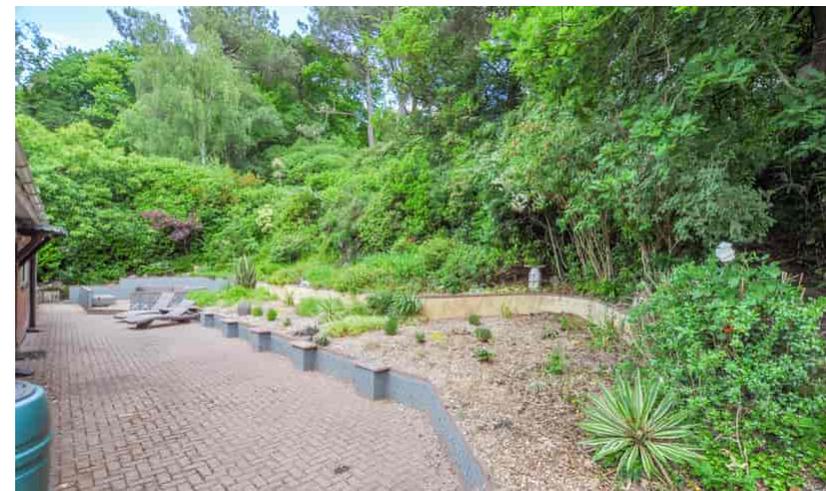
Parking: 6 car spaces and single garage

Garden: North facing

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

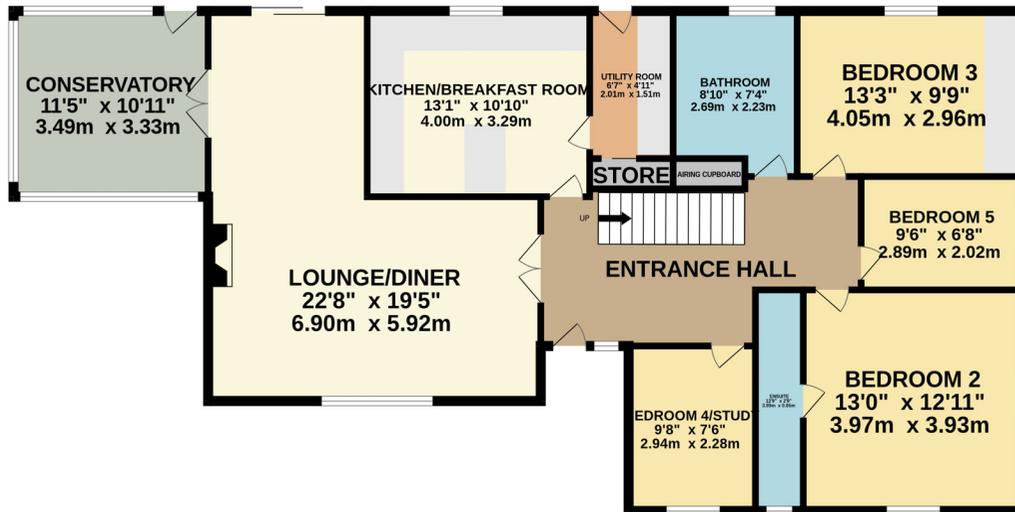
Local Authority: Dorset Council

Council Tax Band: G





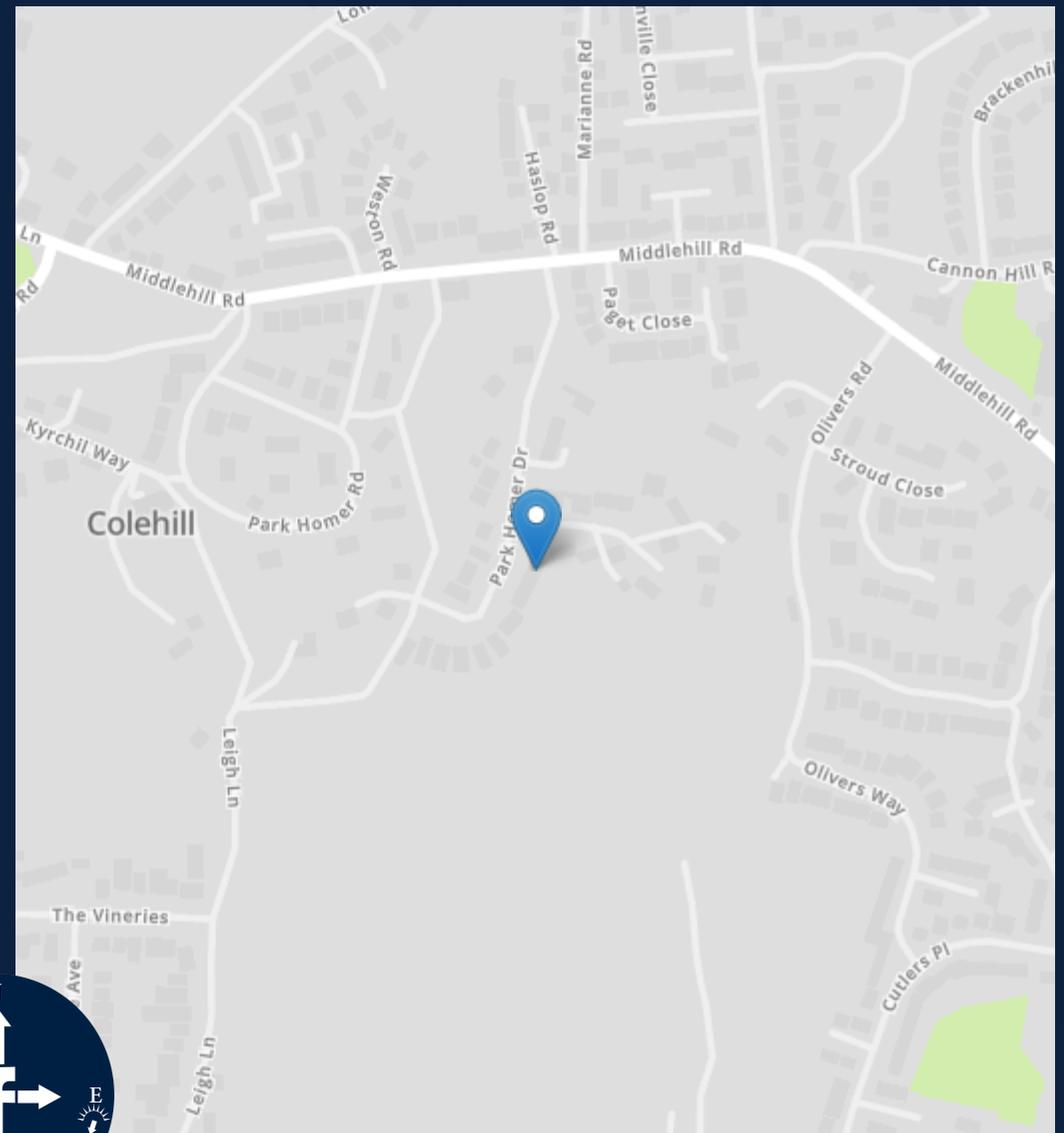
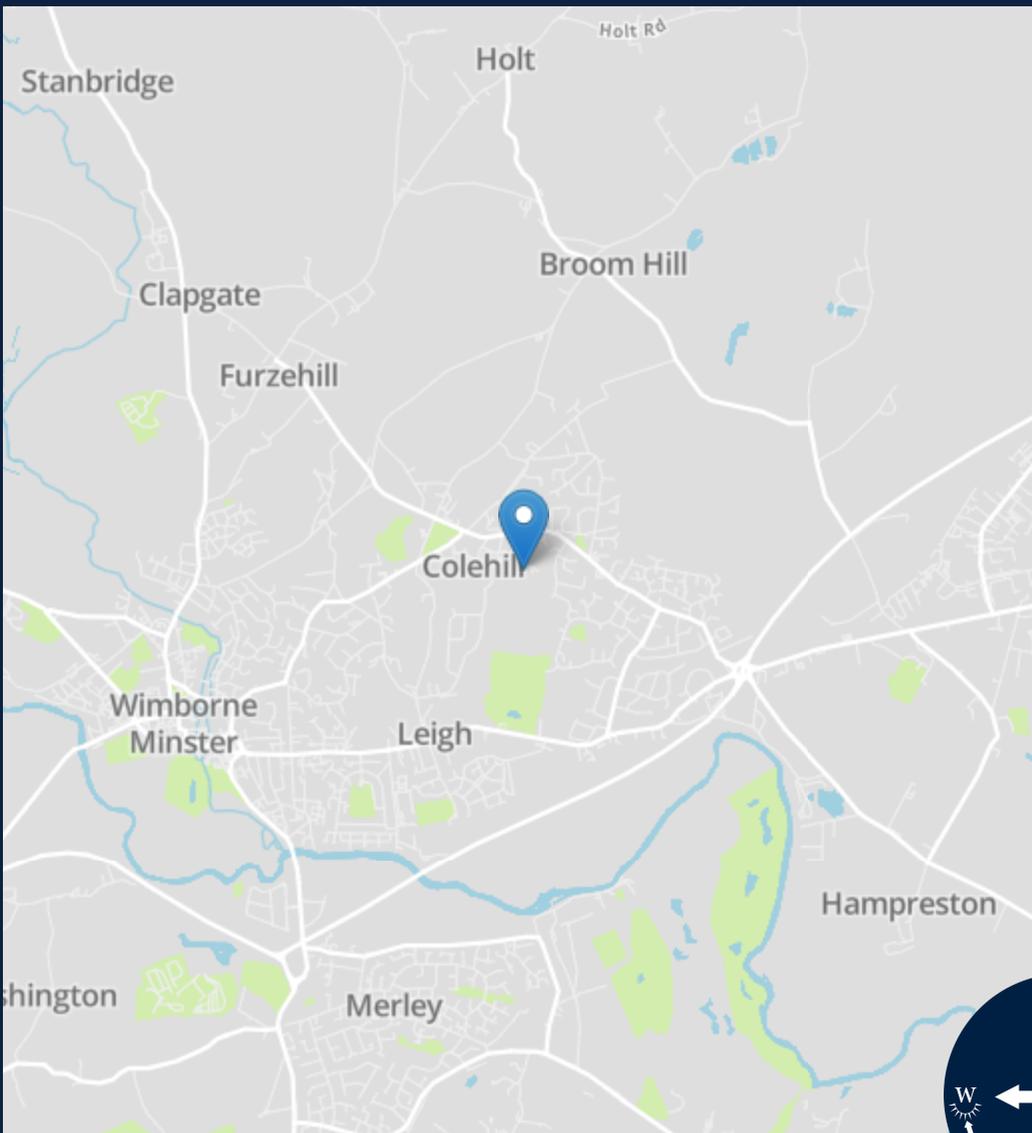
GROUND FLOOR  
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	68
<b>E</b> (39-54)	
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
78	

England, Scotland & Wales

EU Directive 2002/91/EC



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