



Asking Price

£550,000

VENATOR PLACE, WIMBORNE BH21 1DQ

Freehold



- ◆ **DETACHED BUNGALOW**
- ◆ **GENEROUS PROPORTIONS**
- ◆ **SOUTH WESTERLY FACING GARDEN**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **ATTACHED SINGLE GARAGE & OFF ROAD PARKING**
- ◆ **GAS FIRED HEATING WITH NEW BOILER**
- ◆ **SOLE AGENTS**

A generously proportioned, detached, two bedroom bungalow within walking distance of Wimborne Town Centre boasting scope to extend (STPP) as well as a private south west facing garden, off road parking and positioned within a quiet cul de sac.

Property Description

Developed in the late 1970's, Venator Place sits towards the north end of Lacy Drive, close to both Wimborne First School as well as the amenities of Wimborne town centre. This particular home has already been sympathetically extended to create this generously proportioned bungalow. The accommodation comprises a large open plan kitchen and reception room, separate formal living room, two double bedrooms, family shower room and a separate cloakroom. Furthermore, both the reception room and living room benefit from feature wood burning stoves and the home is double glazed as well as heated by a gas fired system.





Gardens and Grounds

The home sits on a generous corner plot and the front garden is primarily laid to a kept lawn with mature shrub beds. The driveway is orientated to the right hand side of the property and in turn gives access to the attached single garage which has been partitioned to provide storage and as well as an office/hobbies room. The rear garden is south westerly in orientation and has a slight elevation from the adjoining kerb giving it a natural degree of privacy. The garden is primarily laid to a kept lawn and there is a paved patio spanning the rear elevation of the home and this extends to right hand side of the property where there is a further paved area as well as space ideal for garden storage. The garden is entirely fenced and there are a variety of mature shrubs and bushes as well as a wood-built garden shed.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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.

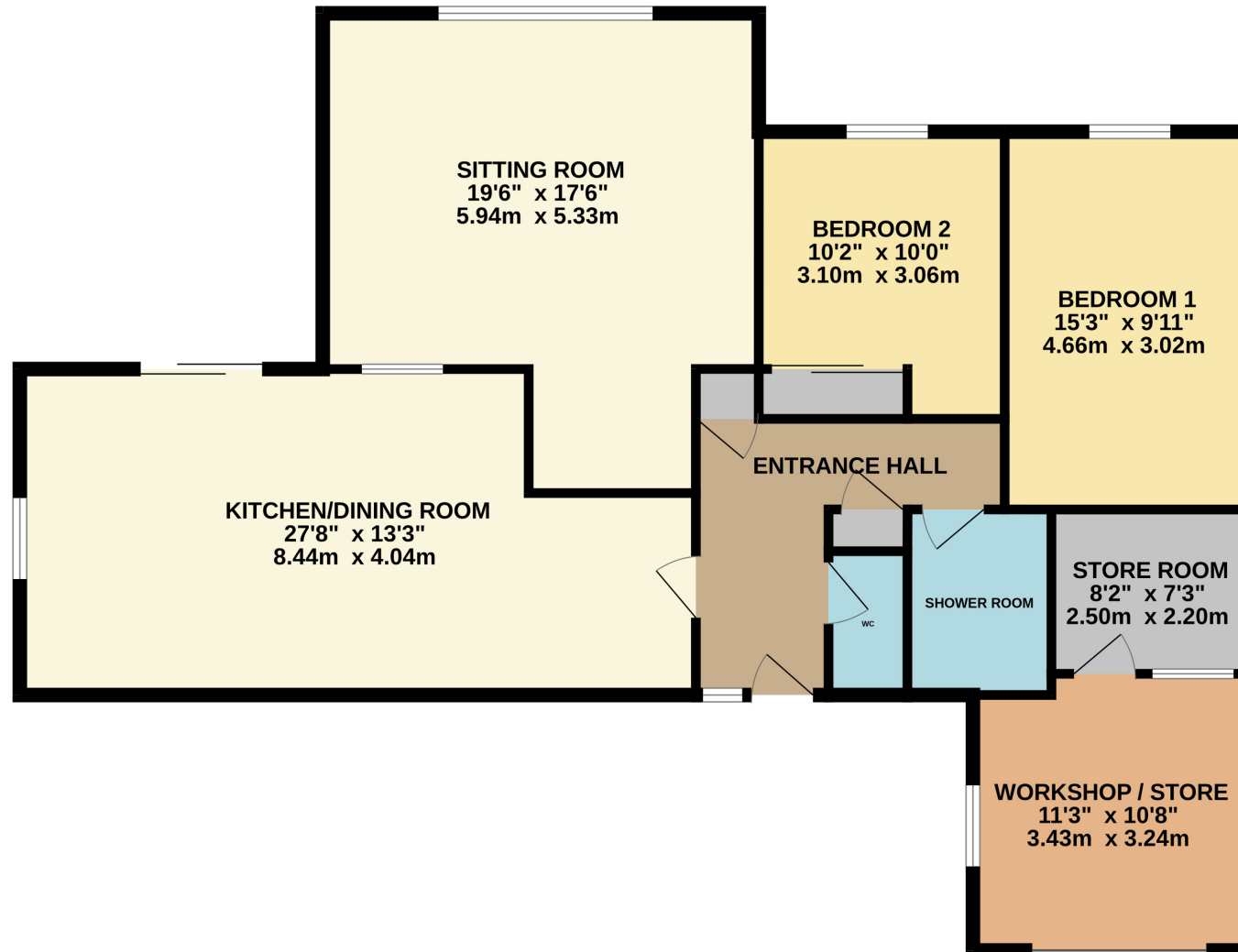


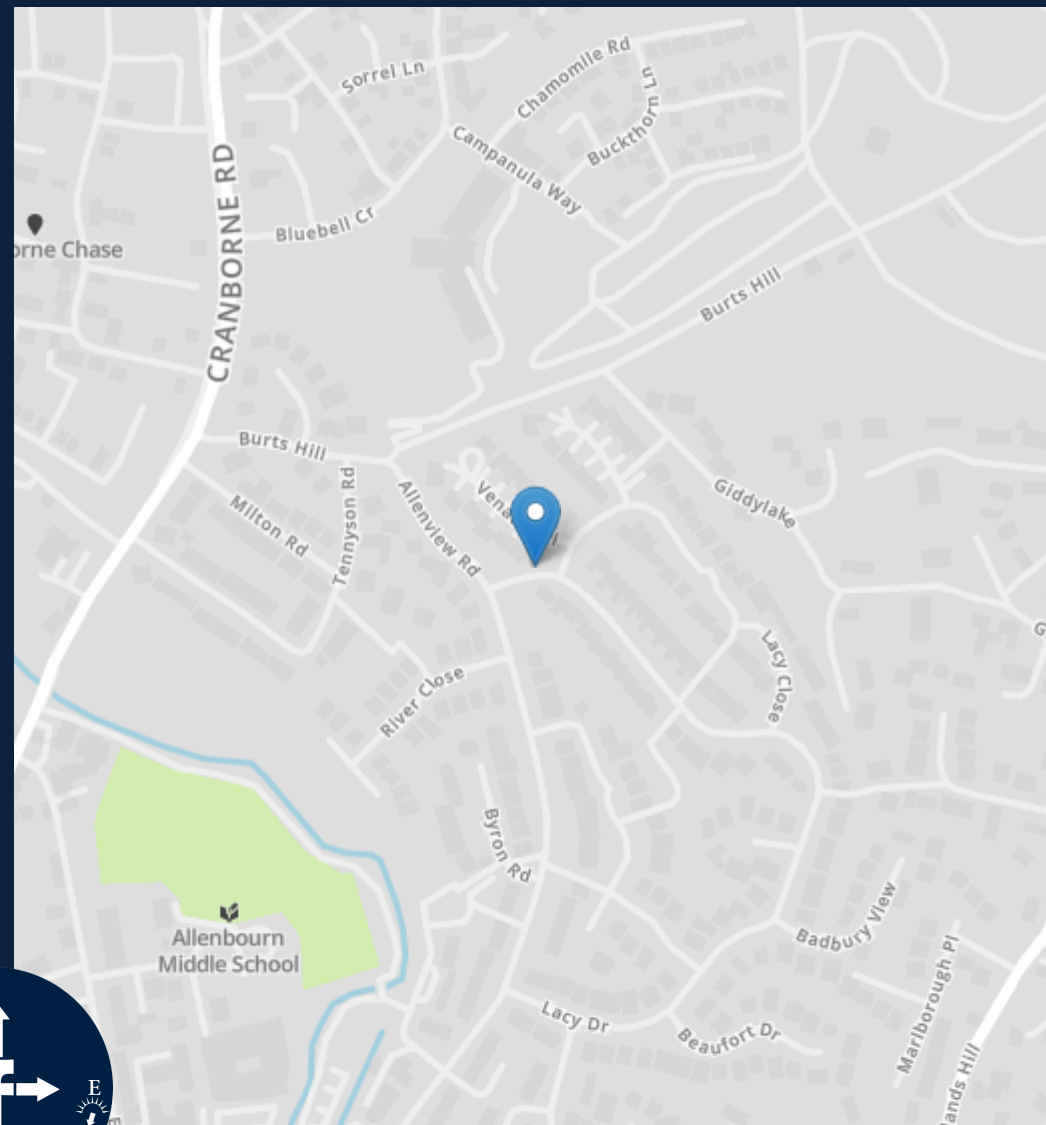
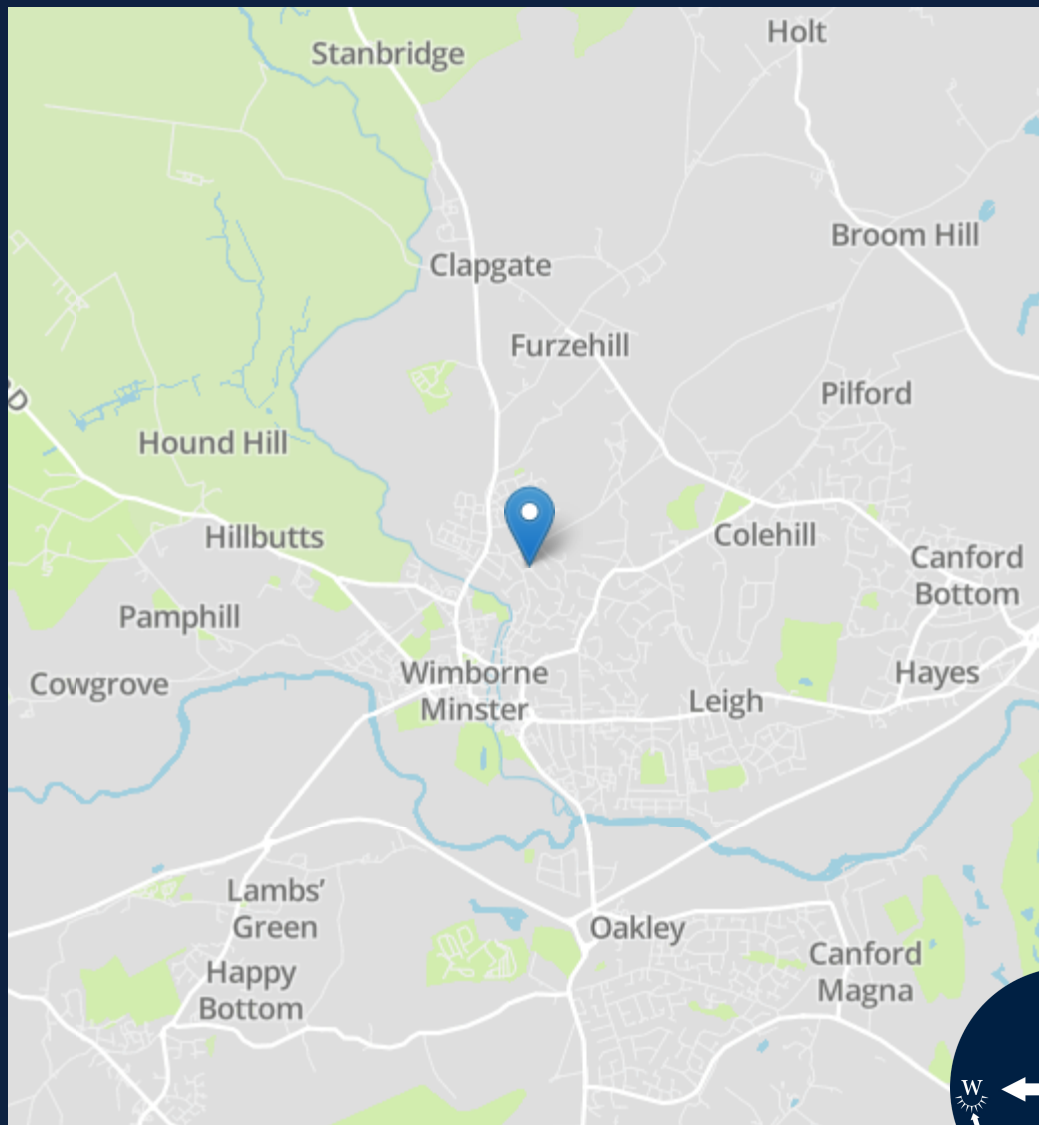
- Size: 1223 sq ft (113.6 sq m)
- Heating: Gas fired (Combi) new from 2025
- Glazing: Double glazed
- Parking: South West facing
- Loft: Ladder installed. 50% boarded.
- Garden: South West
- Main Services: Electric, water, gas, telephone, drains
- Local Authority: Dorset Council
- Council Tax Band: E





GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.





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



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000