



Offers In Excess Of
£600,000

BLUEBELL CRESCENT, WIMBORNE BH21 4FA

Freehold



- ◆ DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ OFF ROAD PARKING
- ◆ DETACHED GARAGE
- ◆ VAULTED LIVING SPACE
- ◆ IMMACULATELY PRESENTED THROUGHOUT
- ◆ SOLE AGENTS

An immaculately presented and versatile four bedroom detached home boasting a vaulted living area, en-suite facility, three reception rooms and off road parking, as well as a secure detached garage.

Property Description

The home is situated towards the northerly edge of the award winning development completed by Bloor Homes and is a short walking distance to the town centre. The accommodation comprises of a double aspect living room, family study, open plan kitchen/breakfast room, utility and cloakroom to the ground floor and four well-proportioned bedrooms, Master with fitted wardrobe, family bathroom with separate walk in shower and a further en-suite shower room to the first floor. There is also under stairs storage and on the first floor an airing cupboard. The open plan kitchen spans the rear elevation of the property and is divided neatly into three principal areas: kitchen, dining and morning room, which boasts a vaulted ceiling with Velux windows. Furthermore, two of the bedrooms are also double aspect giving a sense of space and the home boasts gas fired heating, as well as being double glazed throughout.





Gardens and Grounds

There is a tarmac driveway to the right hand side of the property, which is suited to two vehicles parked in tandem, and in turn provides access to the brick-built detached single garage with an up and over style door. A garden gate between the garage and home denotes access to the rear garden which has been extensively landscaped and is well stocked with a variety of kept flower beds, ornate pond and kept lawn. There is a paved patio spanning the rear elevation of the home and a garden store area neatly concealed to the rear of 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: 1335 sq ft (124 sq m)

Heating: Gas fired (Pressured) serviced annually

Glazing: Double glazed

Loft: Yes No ladder installed.

Parking: Drive & detached garage

Garden: West facing

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

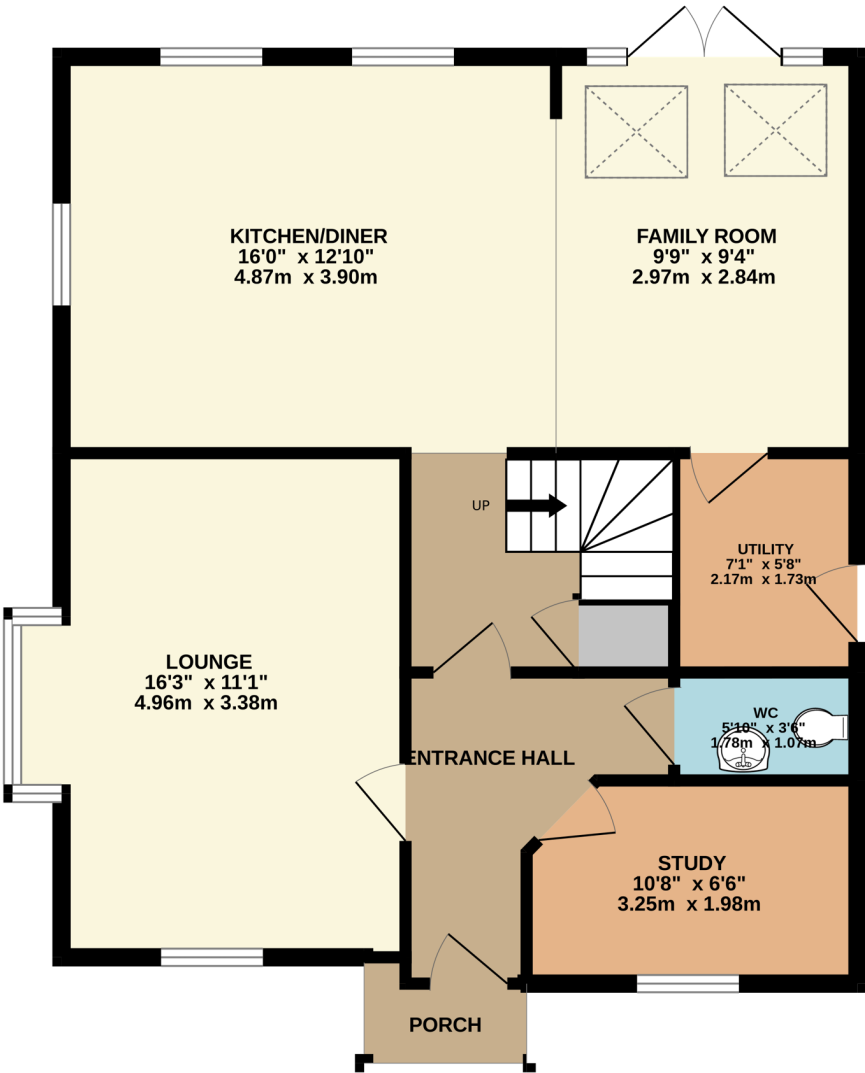
Local Authority: Dorset Council

Council Tax Band: F

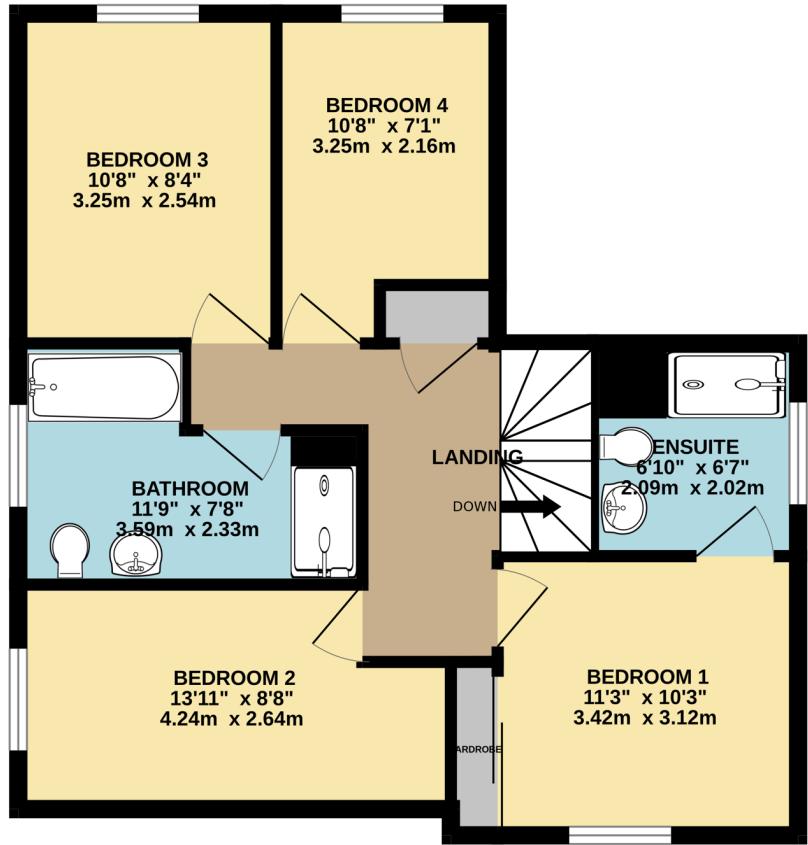


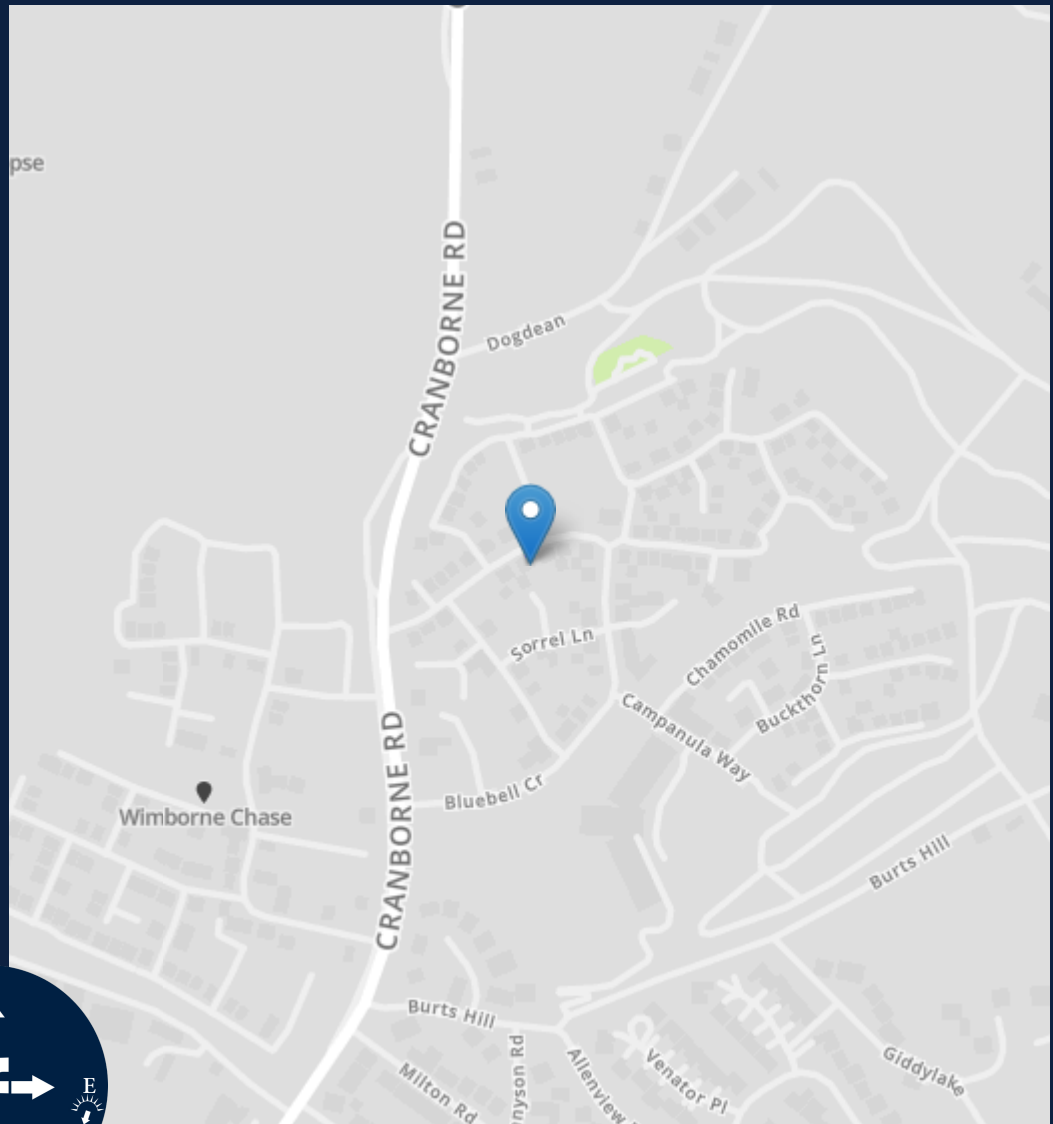
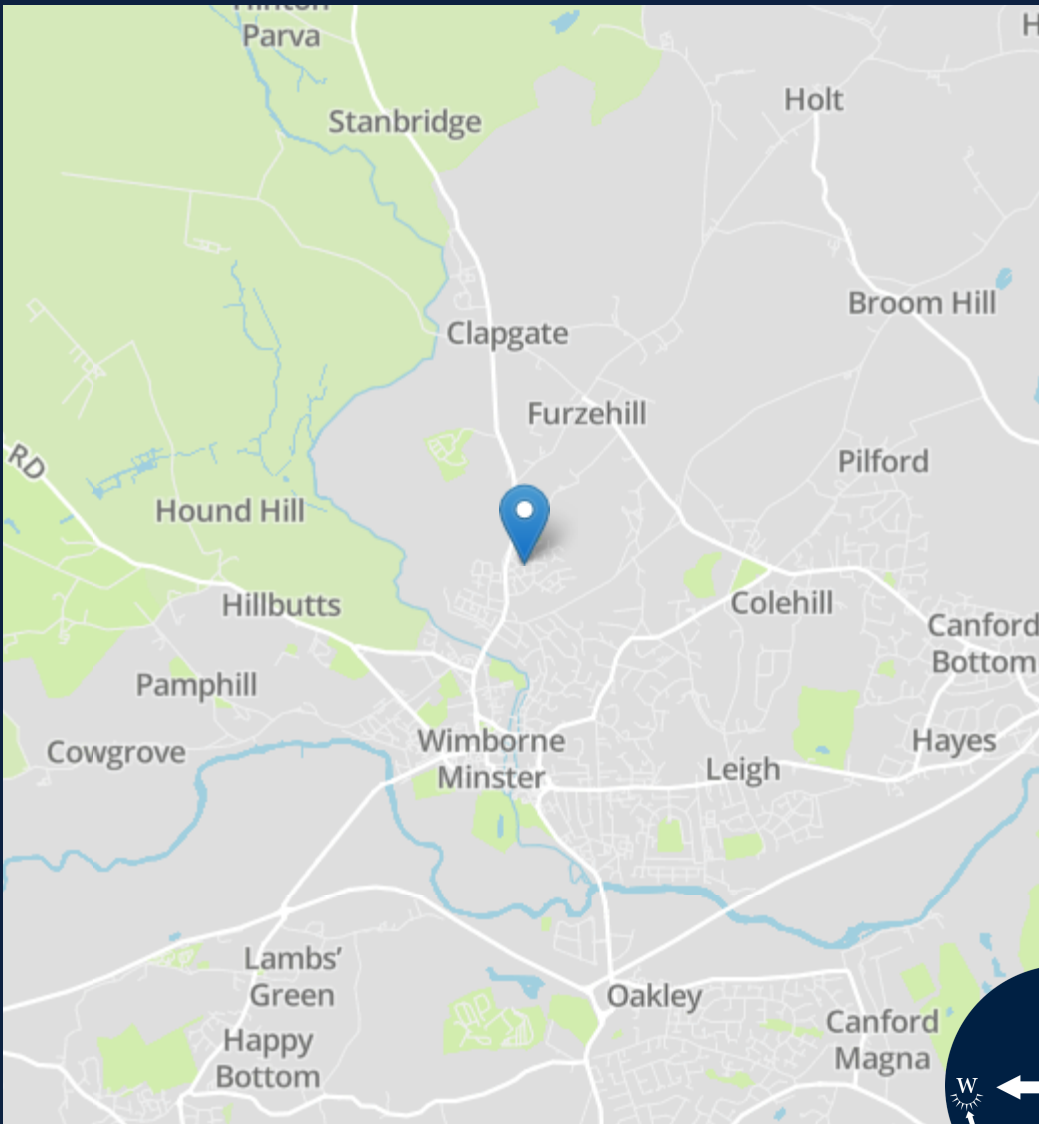


GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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