



Asking Price

£525,000

SYCAMORE PLACE, WIMBORNE BH21 2EN

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ SCOPE TO UPDATE
- ◆ DETACHED DOUBLE GARAGE
- ◆ SOUTH FACING REAR GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ NO FORWARD CHAIN

A deceptive, four bedroom, chalet bungalow that boasts scope to be redeveloped and modernised throughout being offered without a forward chain and benefiting from a southerly facing rear garden as well as generous off road parking and a detached double garage.

Property Description

Sycamore Close is a collection of ten imposing detached properties with this particular home being positioned at the entrance of the cul de sac. The accommodation comprises of an open plan lounge dining room, further reception room, bedroom, modern fitted kitchen, shower room and utility to the ground floor and there are three double bedrooms along with a family bathroom to the first floor. The home requires general aesthetic refurbishment throughout and, in our opinion, there is scope to be able to easily remodel the home. Furthermore, the home is double glazed throughout and is being offered without a forward chain.





Gardens and Grounds

The front garden is heavily screened with a variety of mature bushes and trees and there is a generous area of tarmac suited to several vehicles. The attached garage has been converted into a workshop which is accessed via the entrance porch from the home which feature a purpose built pond which spans from outside into the entrance porch way. The rear garden is well stocked with a variety of mature shrub beds fruit trees and bushed borders, and there is a paved patio spanning the rear elevation of the home. The garden is primarily laid to lawn and there is a picket fence towards the rear boundary, with a garden gate which denotes access to a forecourt style parking area for two vehicles in front of the detached double 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: 2049 sq ft (109.4 sq m)

Heating: Electric radiators

Glazing: Double glazed

Parking: Driveway & detached double garage

Garden: South facing

Loft: No ladder installed. No lighting. 50% boarded.

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

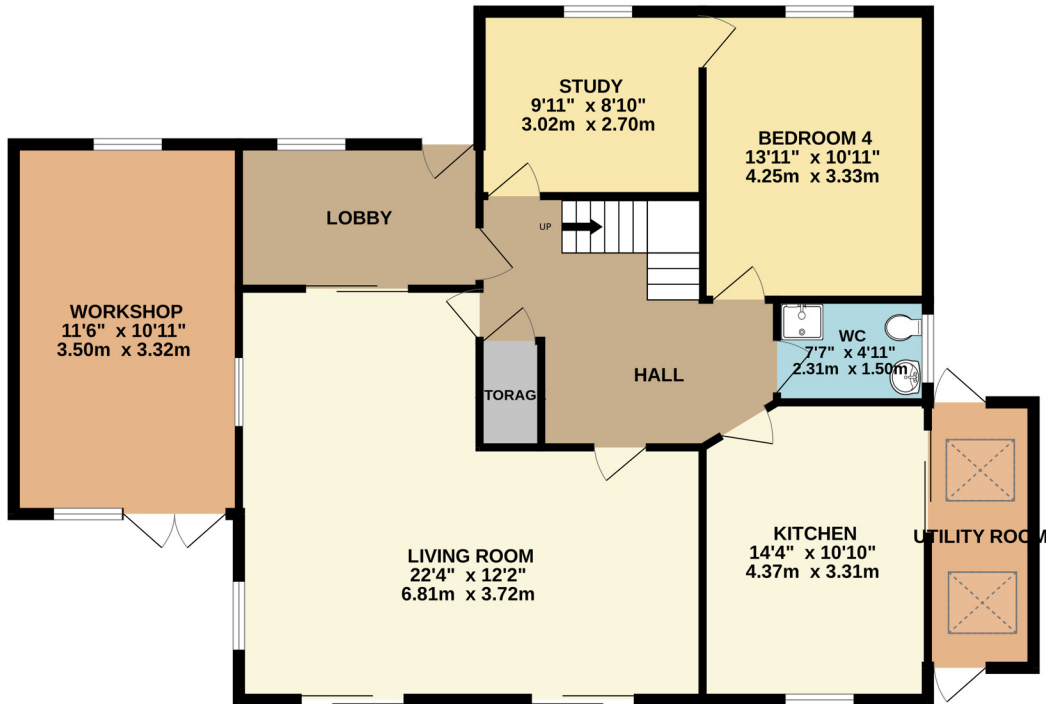
Local Authority: Dorset Council

Council Tax Band: F

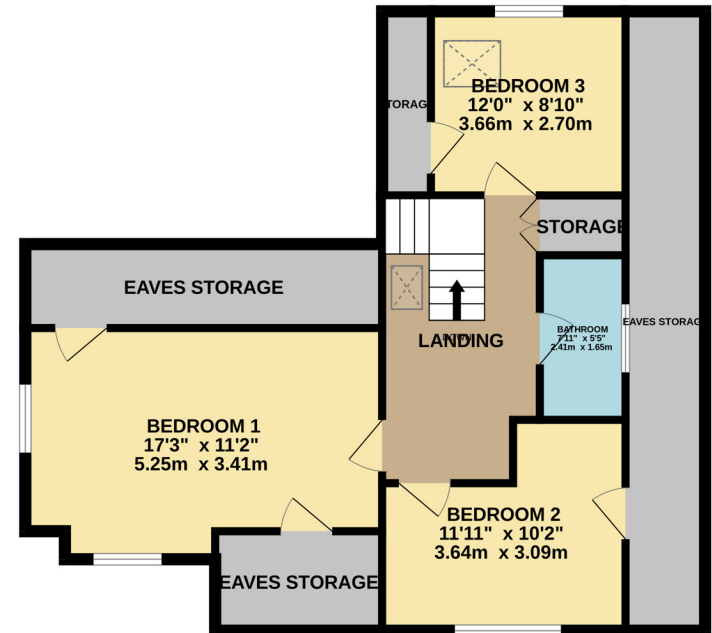




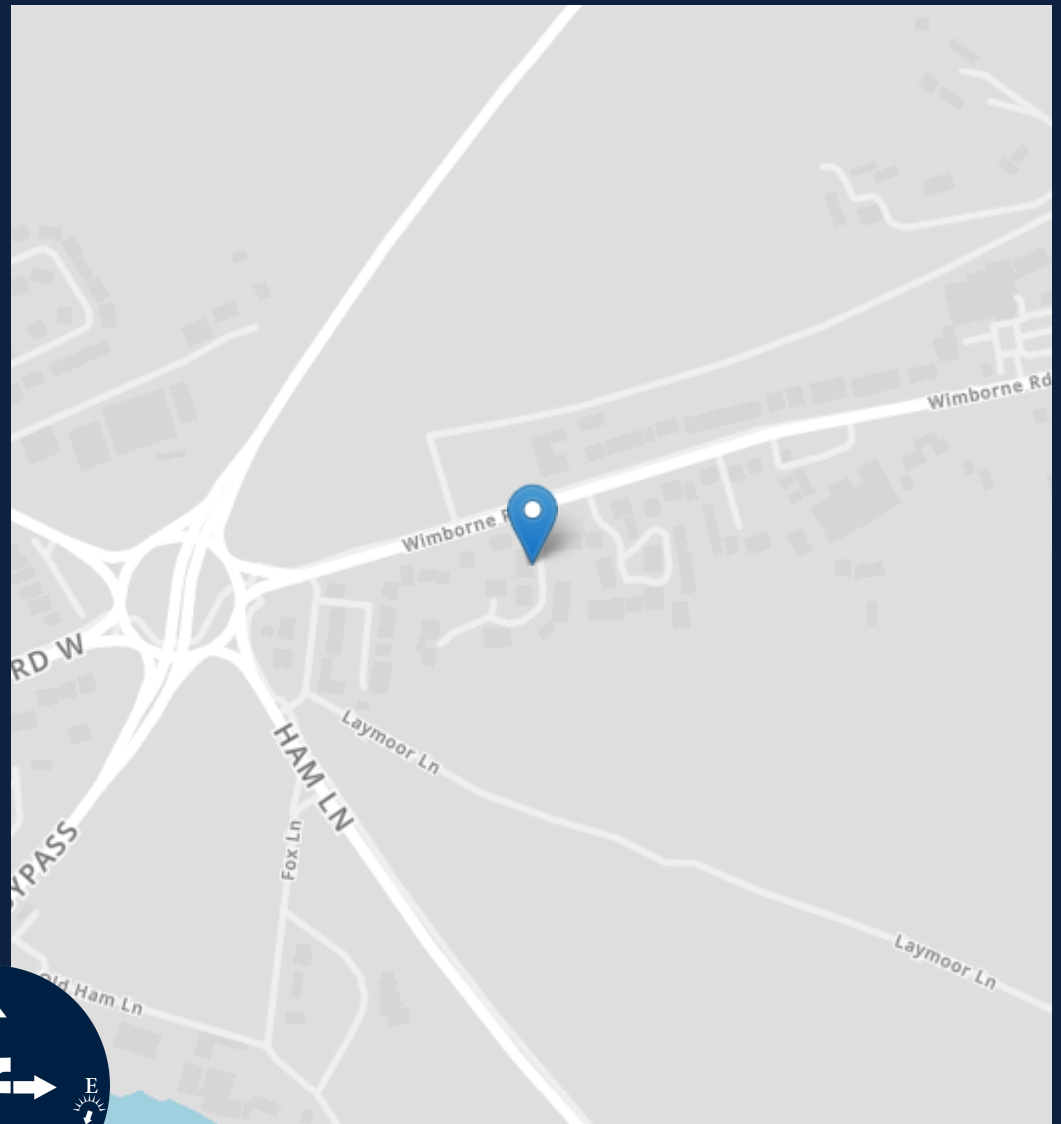
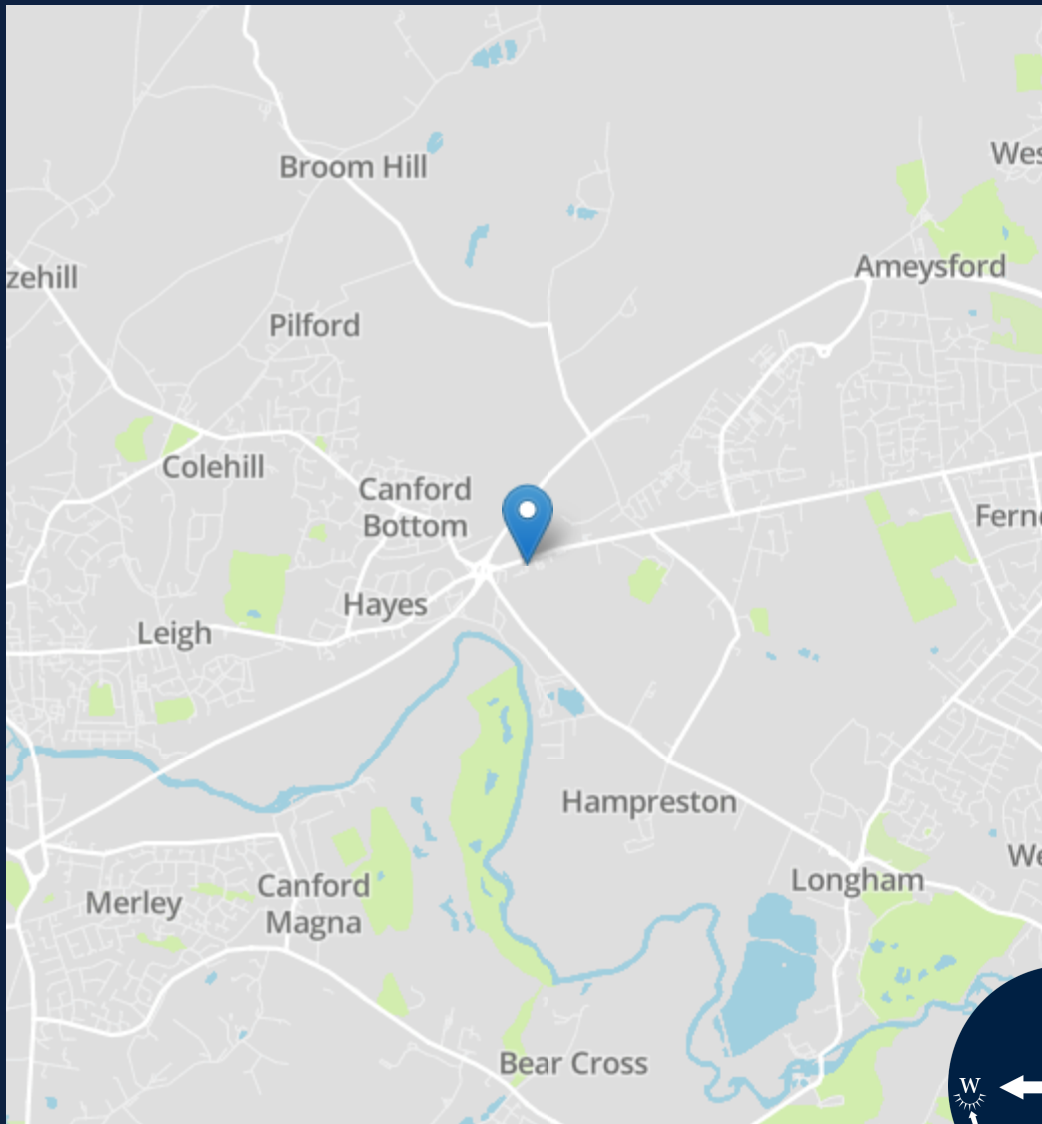
GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 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			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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