



Asking Price

£695,000

DE HAVILAND CLOSE, WIMBORNE BH21 1XU

Freehold



- ◆ IMMACULATE DETACHED FAMILY HOME
- ◆ FOUR BEDROOMS
- ◆ CUL DE SAC LOCATION
- ◆ PRIVATE WRAP AROUND SOUTH FACING GARDEN
- ◆ DETACHED DOUBLE GARDEN AND GENEROUS OFF ROAD PARKING
- ◆ CONTEMPORARY KITCHEN WITH VAULTED CEILING
- ◆ TWO RECEPTION ROOMS
- ◆ SOLE AGENTS

An extremely well presented and versatile four bedroom family home that has been sympathetically extended and modernised throughout and positioned within a quiet cul de sac in the heart of Merley.

Property Description

De Haviland Close sits on the northerly edge of Merley and boasts a quiet cul de sac setting, which is very conducive to families. The home has been sympathetically extended and remodelled by the current vendors to produce this versatile family home, which boasts a contemporary feel from the moment you set foot through the door. The ground floor accommodation comprises a formal living room and dining room, which both benefit from having direct access to the garden. There is a modern fitted shower room and a generous fully fitted kitchen, with feature vaulted ceiling, as well as a practical utility room. The first floor provides four evenly proportioned bedrooms, all served by a fitted family bathroom, and the home has been double glazed throughout, benefits from gas fired heating and there is underfloor heating throughout the kitchen.





Gardens and Grounds

The home sits centrally within its plot towards the head of the cul de sac and the garden wraps around the entire home providing a variety of different outside spaces, all of which provide privacy and benefit from having a southerly aspect. The garden is primarily laid to a kept lawn and is arranged into three principal areas. There is a garden to the easterly side of the home that can be accessed directly from the dining room, and is entirely lawned with a mature hedge border. There is an ornate garden wall which neatly screens a service area, with garden shed, and an arch leads to the rear garden, which is also laid to a kept lawn and spans the rear elevation of home. Again, a mature hedge denotes the boundary and to the westerly side of the home there is a paved patio, which in turn gives access to the purpose built garden room which has power and light. From this area, a garden gates leads to the front driveway which is suited to several vehicles and in turn gives access to the detached double garage with an electrically operated up and over style door.

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: 1684 sq ft (156.4 sq m)

Heating: Gas fired (3 yrs old, serviced annually)

Glazing: Double glazed

Loft: Yes. Ladder installed 50% boarded.

Parking: 8 spaces & double garage with power.

Garden: South facing

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

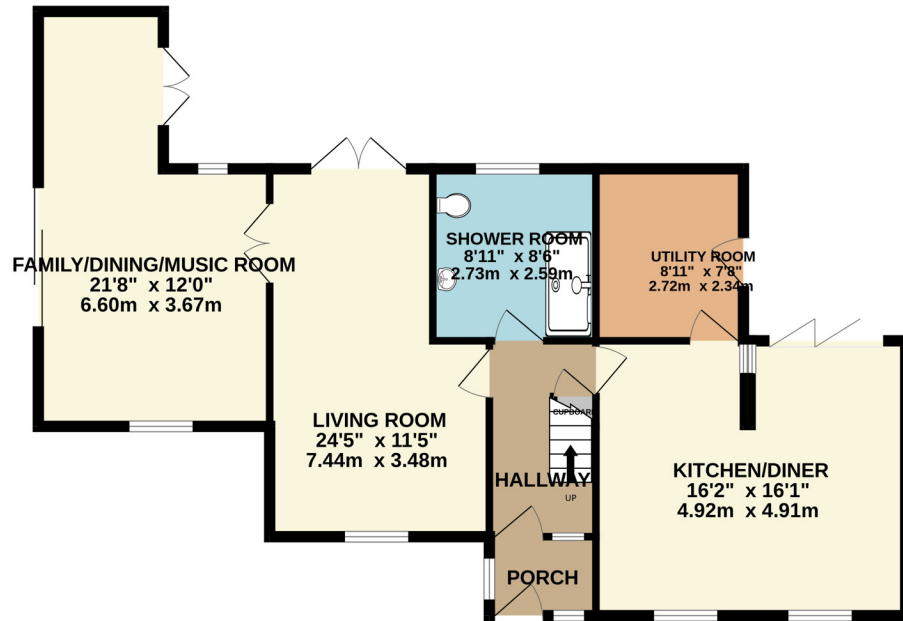
Local Authority: BCP Council

Council Tax Band: F

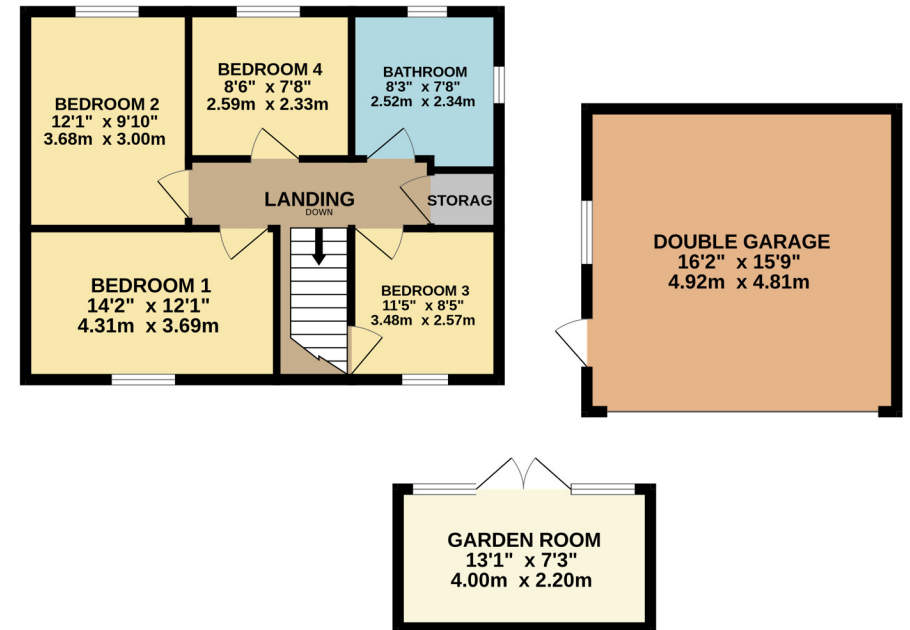




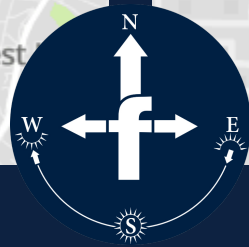
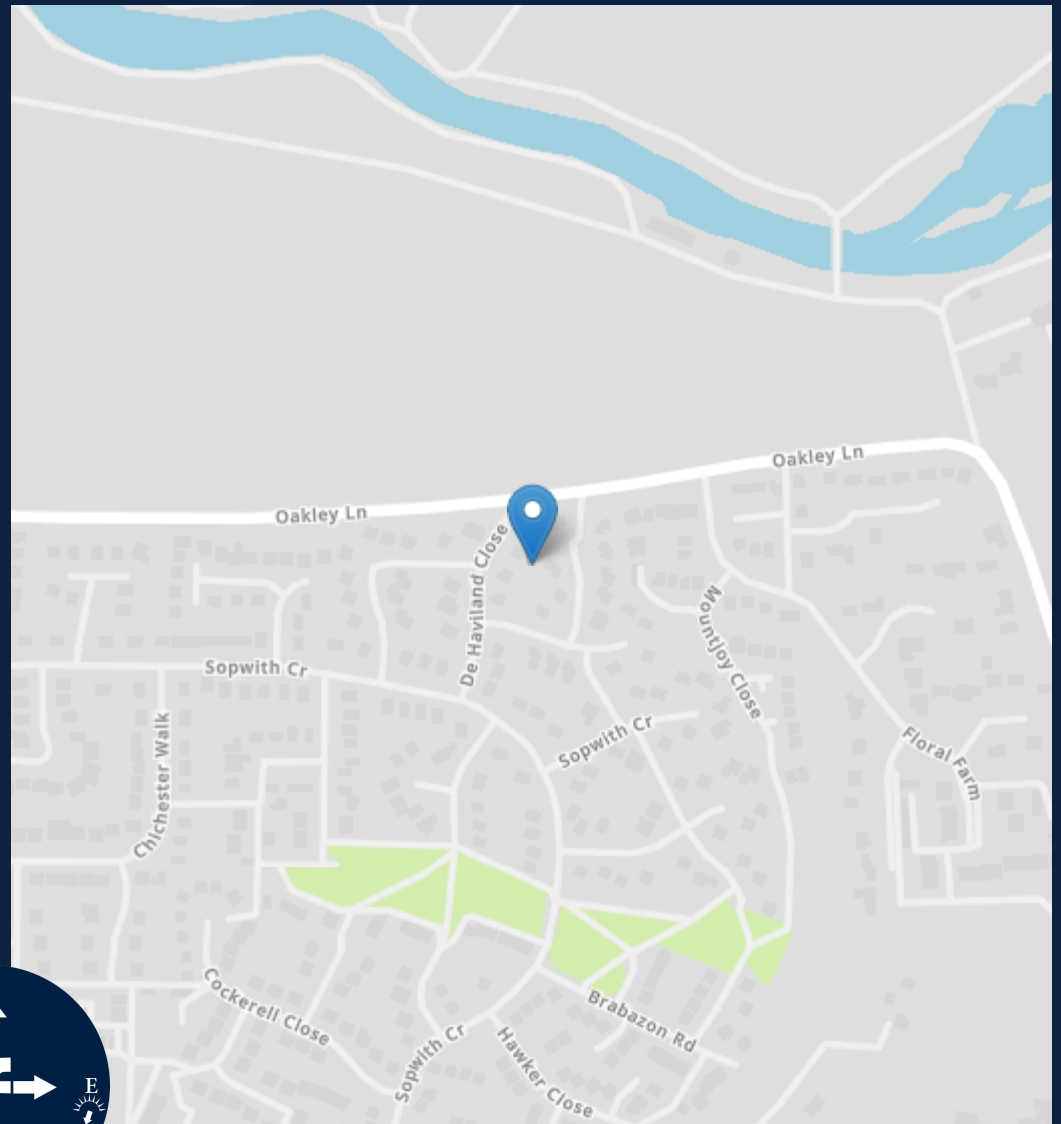
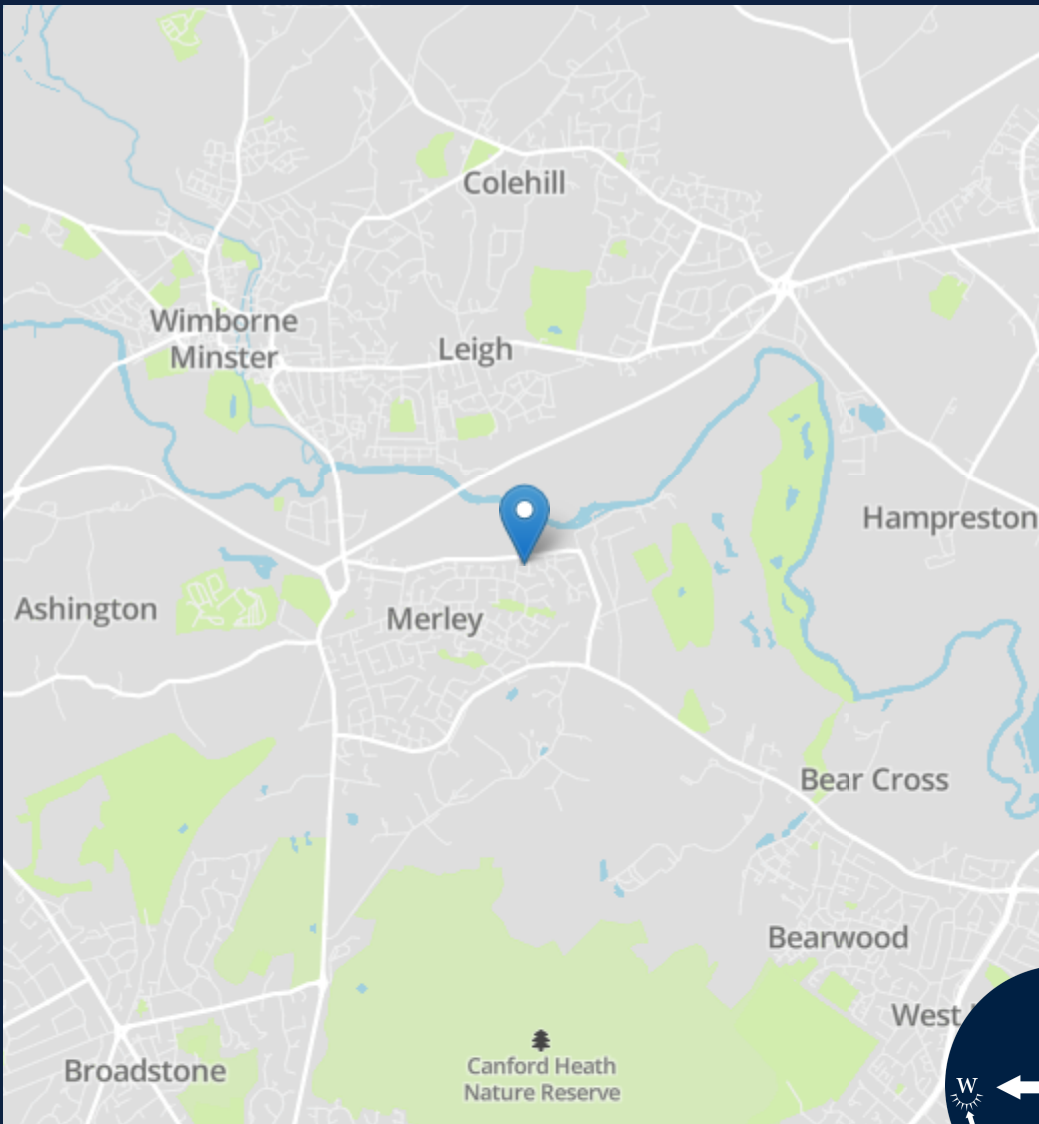
GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000