



Asking Price

£550,000

THE ACORNS, WIMBORNE BH21 2EU

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY
- ◆ DOUBLE GARAGE
- ◆ TWO RECEPTION ROOMS
- ◆ PURPOSE BUILT CONSERVATORY
- ◆ CUL DE SAC LOCATION
- ◆ SOLE AGENTS

A generous and well proportioned three bedroom bungalow boasting a detached double garage, south facing garden with conservatory, en-suite facility to the master bedroom and views across adjoining farm land.

Property Description

The Acorns is a private drive development of eight bungalows, with this particular bungalow positioned towards the head of the cul de sac. The bungalow boasts generous and well-proportioned accommodation, which comprises a kitchen with utility room, living room, dining room, three bedrooms of which two are doubles, family bathroom and an en-suite facility to the principle bedroom. There is a purpose built, south facing conservatory that has been added to the rear elevation and the area between the bungalow and garage has been developed into an extended utility room. The home benefits from being double glazed throughout and has gas fired heating.





Gardens and Grounds

The front garden is laid to an artificial lawn with mature shrub bed beds and borders and there is a tarmacadam driveway which is suited to several vehicles and in turn gives access to the double garage, which has an electrically operated roller door. The rear garden is primarily laid to a kept lawn and there is a patio area spanning the rear elevation, which is ideal for alfresco dining. The garden is well stocked with mature shrub beds and borders and has a southerly aspect, enjoying views across open farm land.

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: 1660 sq ft (154.2 sq m)

Heating: Gas fired (combi) serviced regulary

Glazing: Double glazed

Parking: Driveway & double garage

Garden: South facing

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

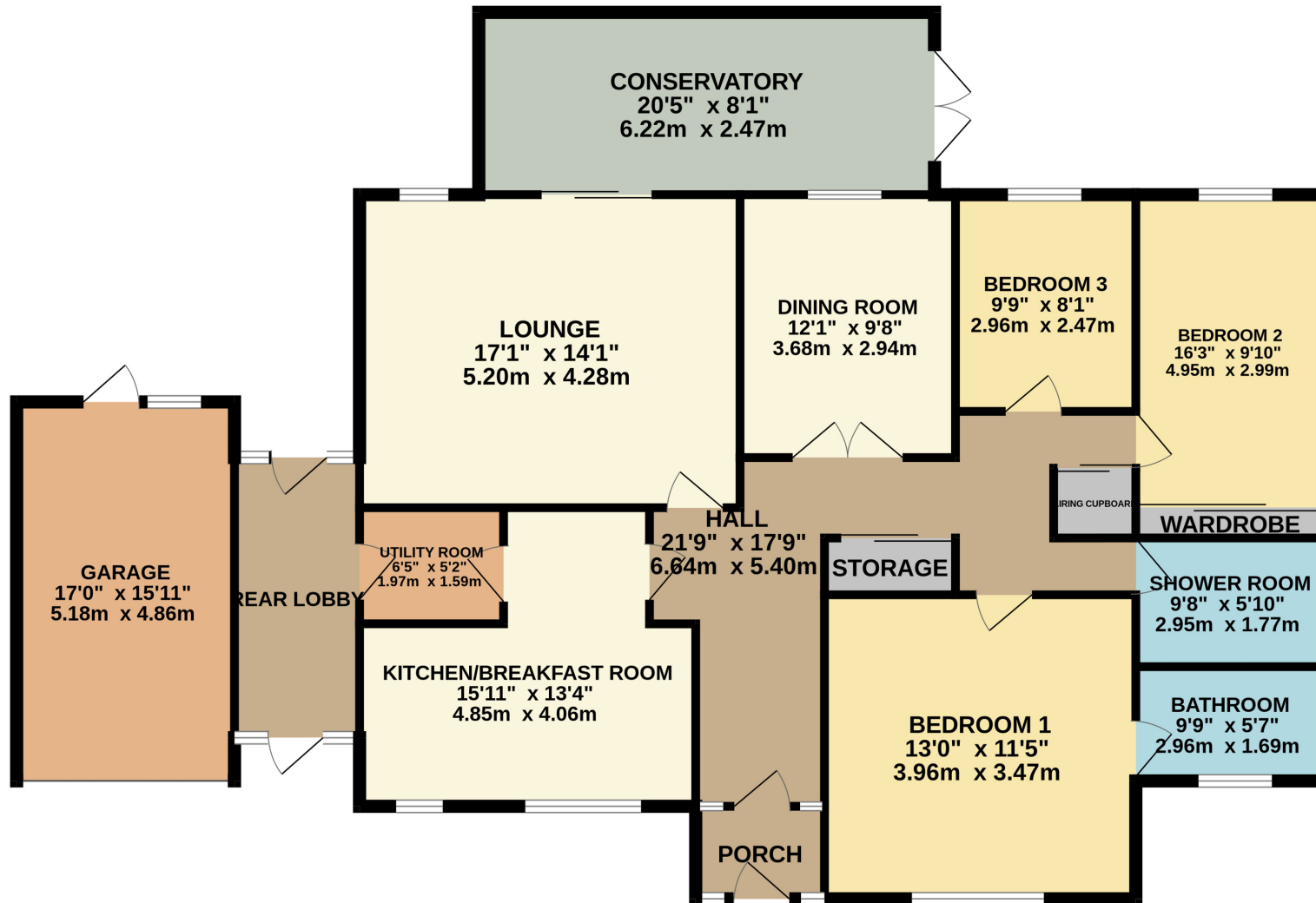
Local Authority: Dorset Council

Council Tax Band: F

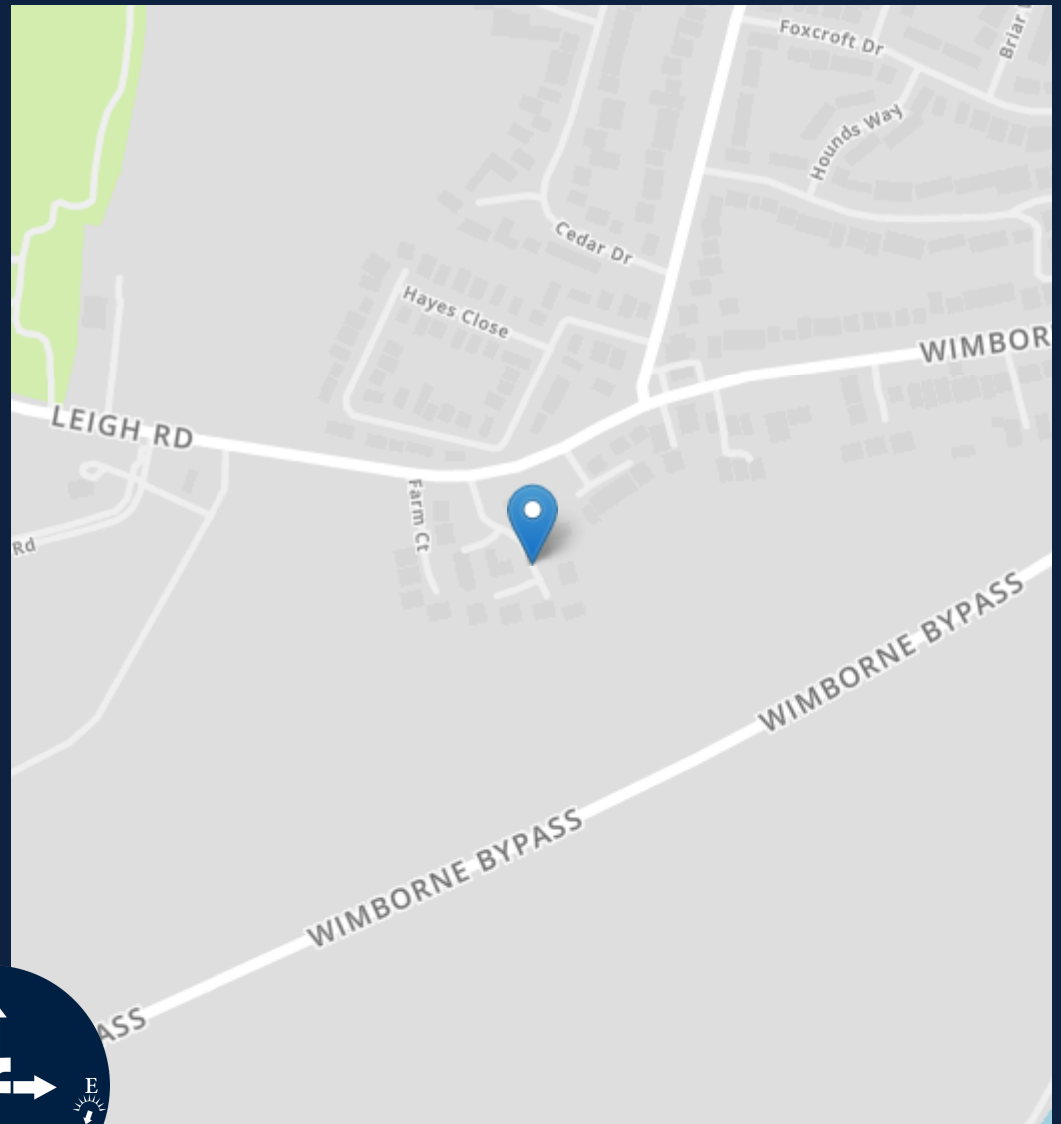
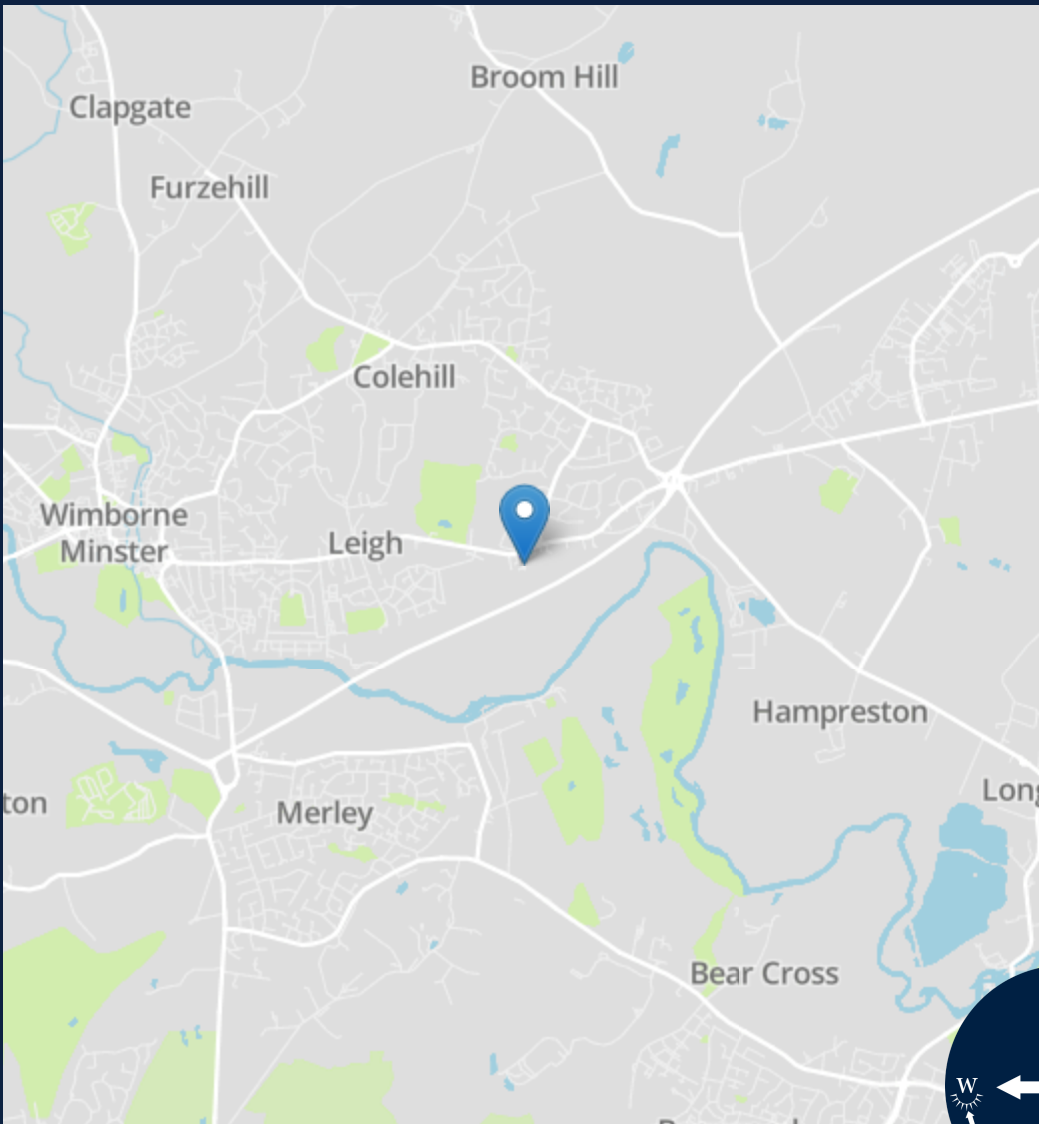




GROUND FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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	
(92+) A	
(81-91) B	82
(69-80) C	
(55-68) D	67
(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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