



£495,000

WIMBORNE ROAD WEST, WIMBORNE BH21 2DH

Freehold







- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **TWO RECEPTION ROOMS**
- ◆ **PRIVATE REAR GARDEN**
- ◆ **DRIVEWAY AND GARAGE**

A detached chalet bungalow offering four double bedrooms as well as a large open plan living space and generous rear garden with a detached single garage.

## Description

The bungalow has been extended to create a versatile home that has a contemporary finish throughout. The home offers two double ground floor bedrooms and two double first floor bedrooms with each pair being serviced by a family bathroom. There is an open plan living area spanning the rear elevation and offering a modern fitted, gloss white kitchen, as well as two double glazed ceiling lanterns and a separate utility room.

## Gardens and Grounds

The front garden is laid to gravel giving a generous amount of off road parking and in turn the driveway leads to the left hand side of the home giving access to the detached single garage. The rear garden is primarily laid to a kept lawn with closed panel fencing denoting its boundaries and a paved patio spanning the rear elevation.









## 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 dating back over 50 years 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: 1,064 sq ft 98.9 (sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road and garage

Garden: Front and rear

Main Services: gas, water, electric, drains

Local authority: Dorset Council

Council Tax Band: D

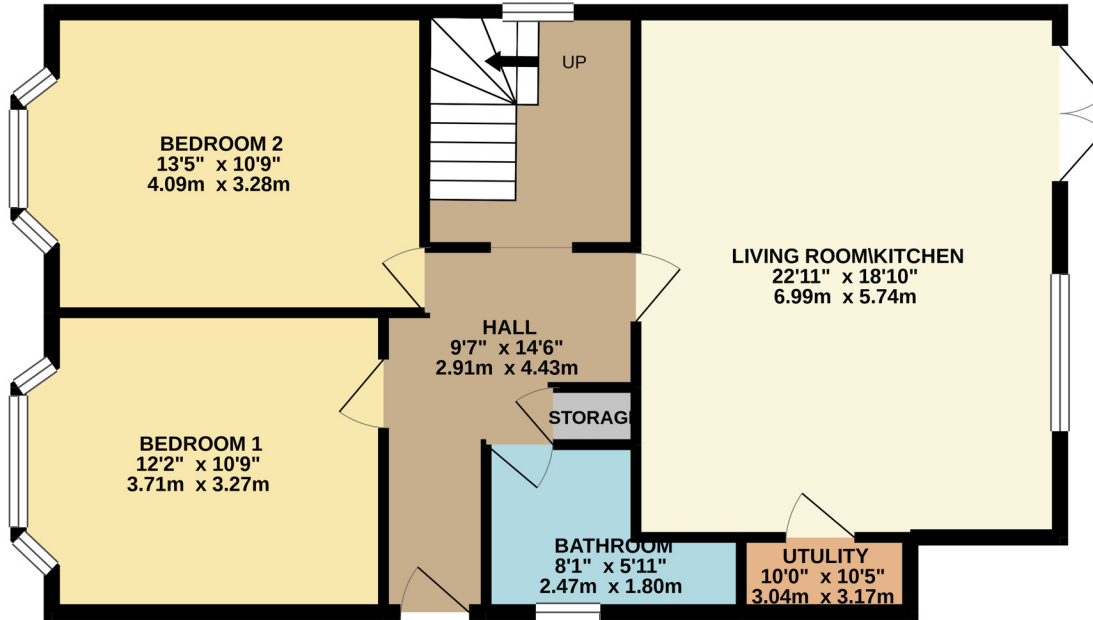




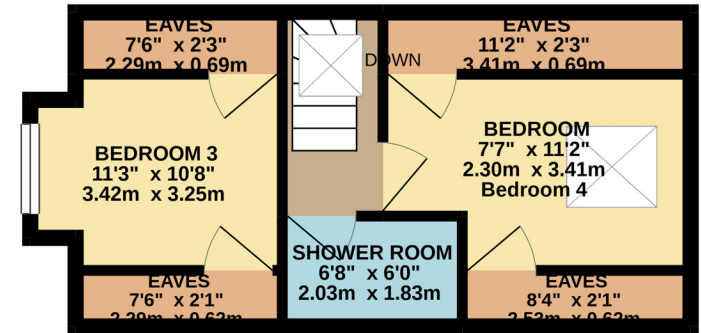




GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.

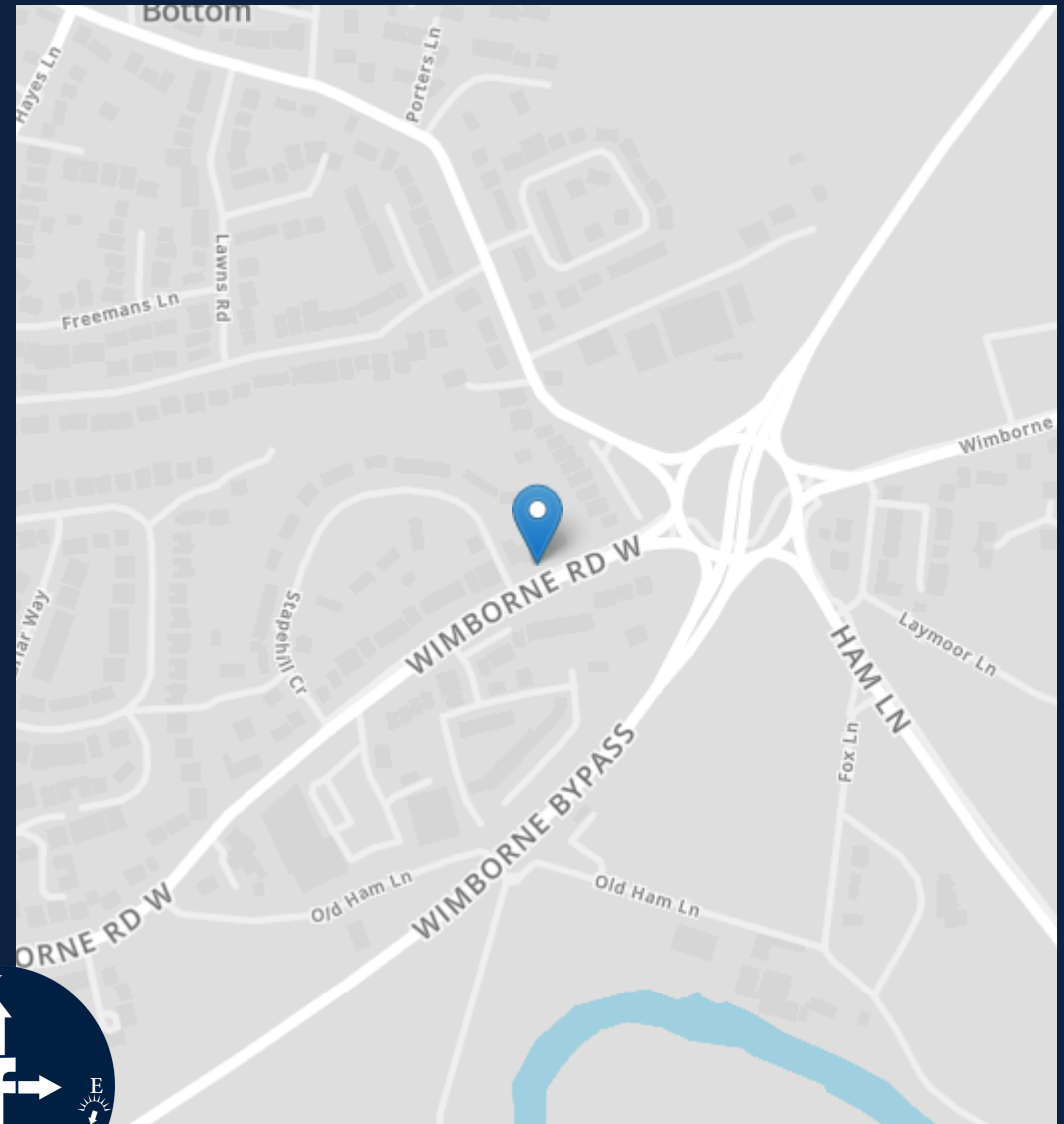
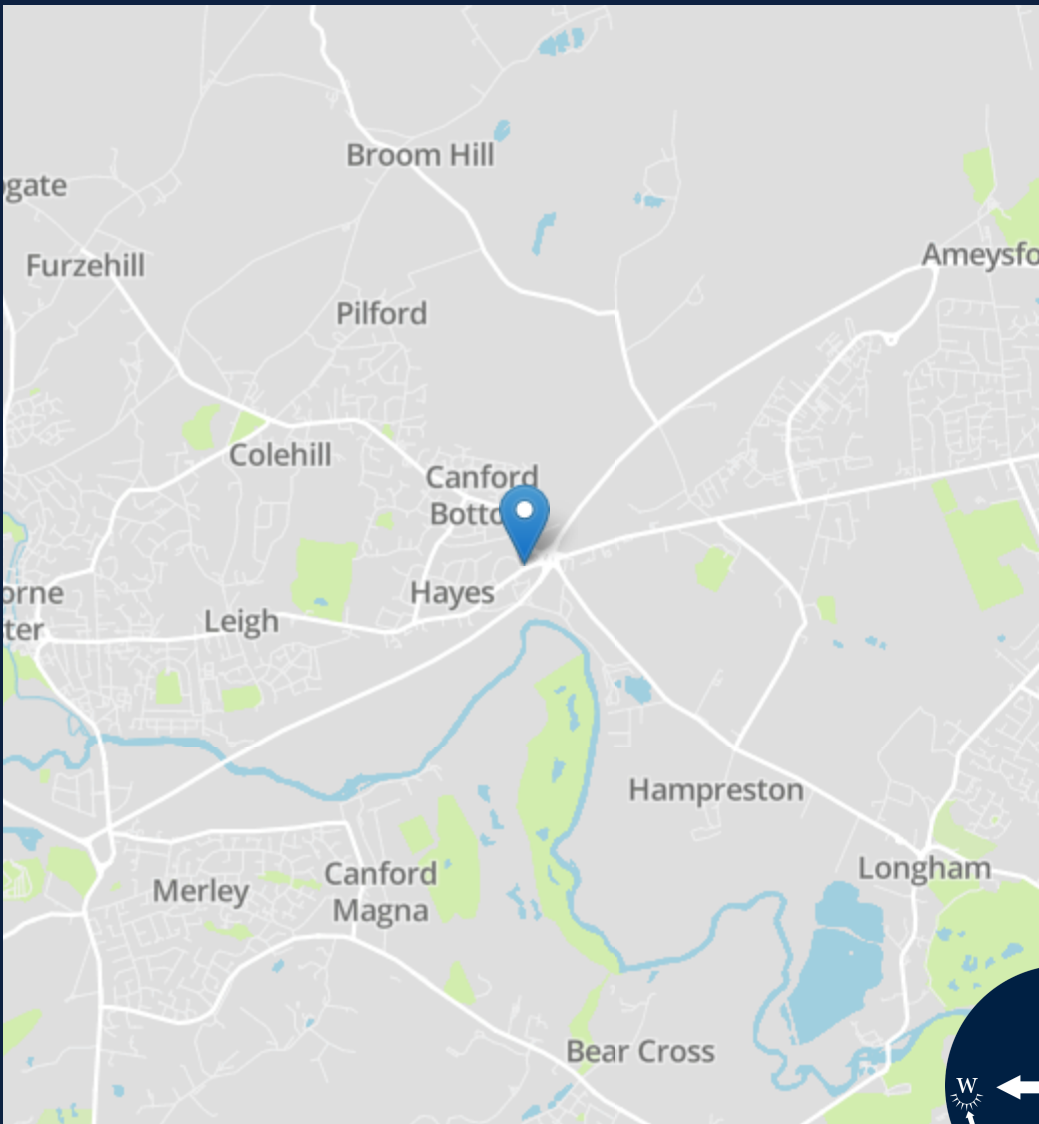


TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| <b>A</b><br>(92-100)                        |                         |
| <b>B</b><br>(81-91)                         |                         |
| <b>C</b><br>(69-80)                         | 80                      |
| <b>D</b><br>(55-68)                         |                         |
| <b>E</b><br>(39-54)                         | 53                      |
| <b>F</b><br>(21-38)                         |                         |
| <b>G</b><br>(1-20)                          |                         |
| Not energy efficient - higher running costs |                         |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |



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