



COCKERELL CLOSE, WIMBORNE BH21 1XT

Offers in Excess of
£425,000



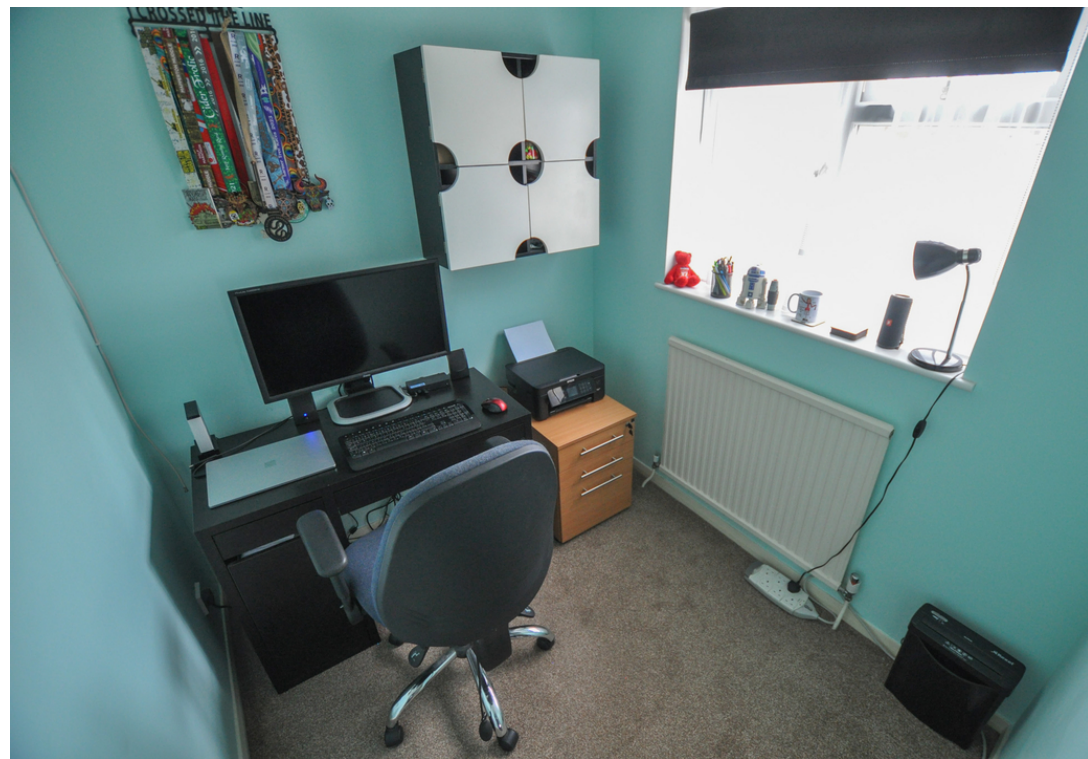
- ◆ SEMI - DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ CUL DE SAC POSITION
- ◆ GENEROUS OPEN PLAN KITCHEN
- ◆ NO FORWARD CHAIN
- ◆ TWO BATHROOMS
- ◆ SOLE AGENTS

A well very presented, four bedroom, semi-detached home within a cul du sac location and boasting a separate utility room, generous garden and detached single garage.

Description

The home is positioned within this quiet residential cul de sac within the heart of Merley and has been sympathetically extended to create a versatile four bedroom home. The accommodation comprises of a formal living room, shower room, open plan kitchen breakfast room and utility room on the ground floor and there are four bedrooms, of which three are doubles on the first floor along with a family bathroom. The kitchen spans the entire rear elevation and there are bi-folding doors that open on to the rear garden and the home benefits from being entirely double glazed throughout as well as having gas fired heating.





Outside

The front garden is laid to lawn and there are planted shrubs and bushes. A garden gate to the left hand side of the property denotes access to the rear garden via a useful service area ideal for keeping refuse bins and garden furniture. The rear garden is primarily laid to a kept lawn and there is a paved patio adjoining the rear elevation of the home. A garden gate towards the rear boundary denotes access to an area of off road parking suited to a vehicle which in turn gives access to the detached single garage with an 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: 1147 sq ft (106.5 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: 1 allocated & garage

Garden: Front and rear

Main Services: Electric, water, gas, drains

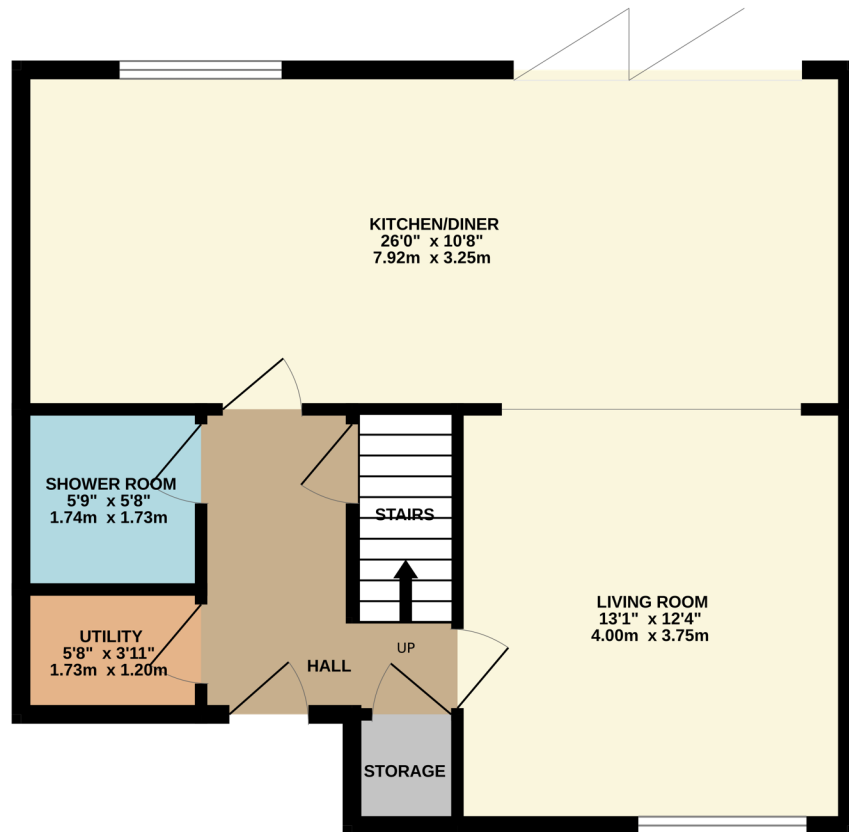
Local Authority: Dorset Council

Council Tax Band: D

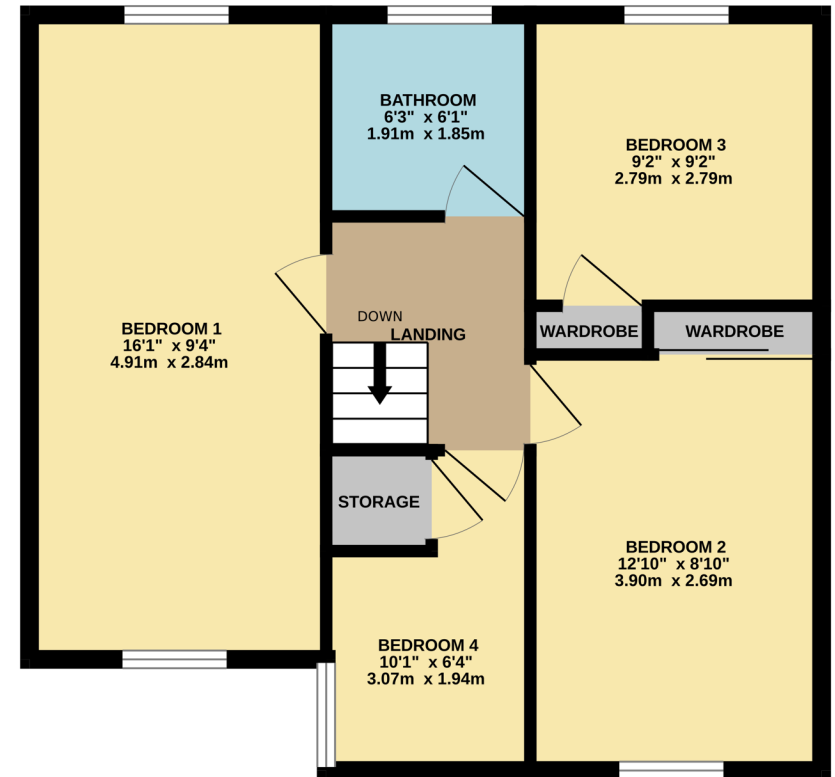




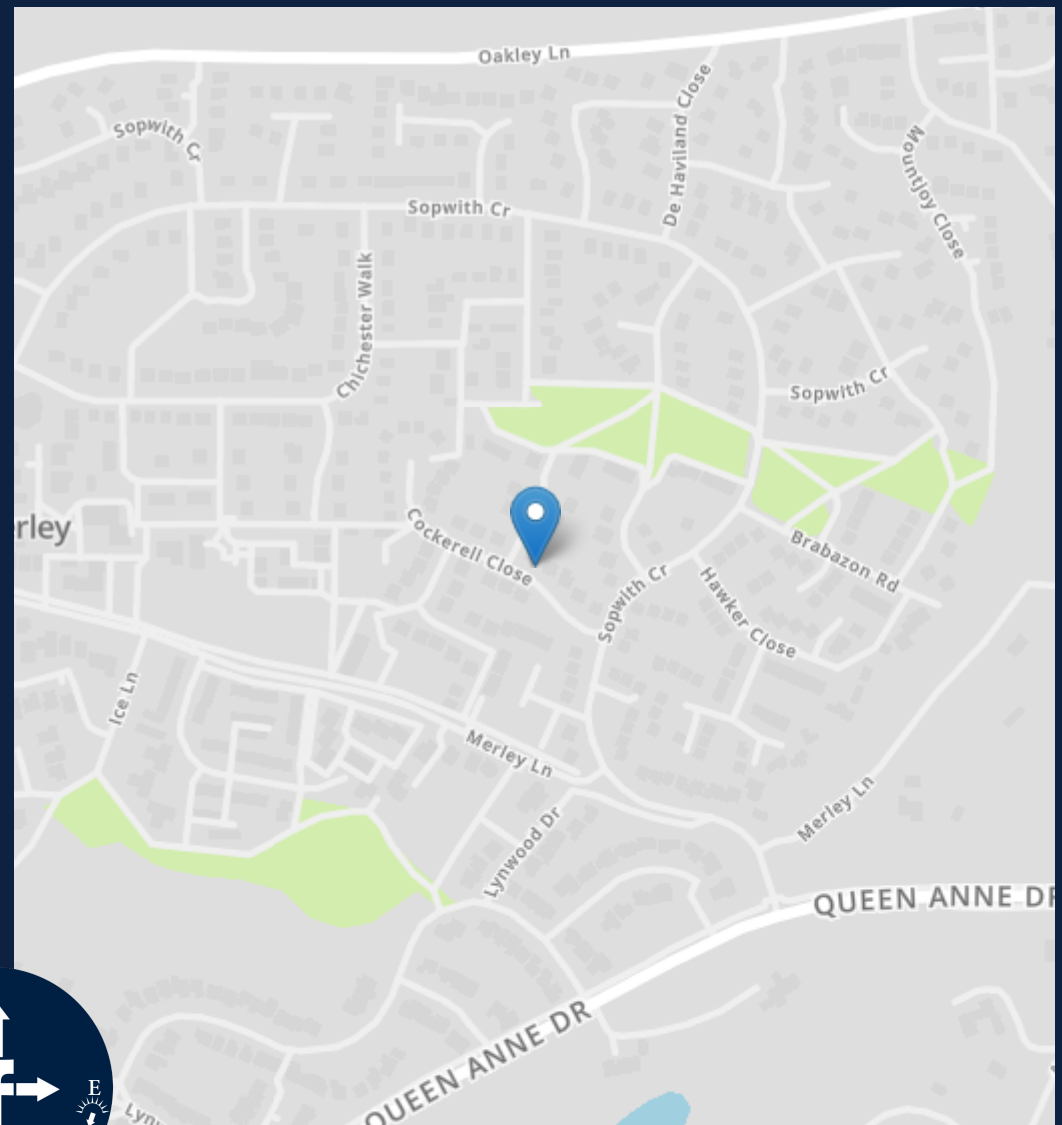
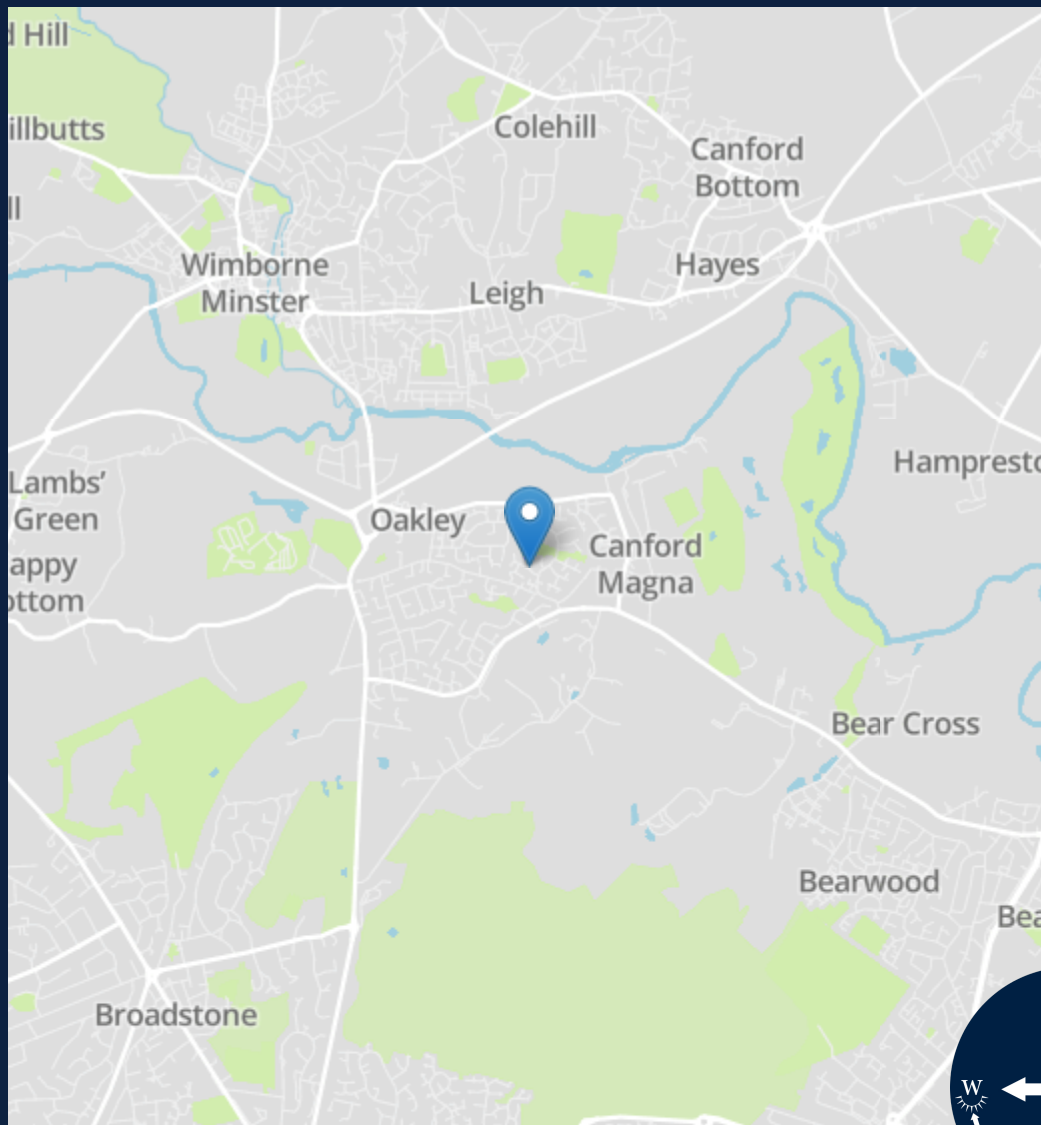
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	75	85
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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