



Asking Price

£595,000

Freehold

GRAVEL HILL, WIMBORNE, DORSET BH21 1RR



- ◆ DETACHED FAMILY HOME
- ◆ WESTERLY FACING GARDEN
- ◆ FOUR DOUBLE BEDROOMS
- ◆ OFF ROAD PARKING & GARAGE
- ◆ EN-SUITE SHOWER ROOM
- ◆ BENEFIT OF A BUILDING GUARANTEE
- ◆ GAS FIRED UNDERFLOOR HEATING
- ◆ SOLE AGENTS

A well proportioned and immaculately presented, four bedroom, detached family home built roughly five years ago and boasting an en-suite, generous open planned kitchen, off road parking and westerly facing garden.

Property Description

Built approximately five years ago, Dawn is one of three bespoke homes situated on Gravel Hill which is conveniently located between Broadstone and Wimborne and close to the popular residential area of Merley with its wealth of green spaces and preferred school catchment qualifications. The home offers well-proportioned accommodation which has a contemporary feel from the moment you enter the property. The ground floor comprises a formal living room with a feature front-aspect bay window, together with a generous open-plan kitchen and dining area complete with a versatile island. Rear bi-folding doors span the width of the elevation and open onto the westerly facing garden. This space is undoubtedly the heart of the home and can function in a variety of formats to suit all styles of family living. Furthermore, there is a cloakroom and a generous utility room that has space for appliances. The first floor offers four well-proportioned bedrooms with an en-suite shower facility to the principal bedroom and a modern, fully fitted family bathroom. The finishes throughout have been carefully considered, and features such as the dual ovens and concealed extraction system highlight the bespoke nature of the development. The home has double glazing throughout, as well as solar panelling installed. The home benefits from gas fired domestic hot water and underfloor heating with independent thermostatic controls for each zone.





Gardens & Grounds

The front garden is laid to a kept lawn and there is gated access to the side of the property which in turn gives access to the westerly facing rear garden. The rear garden is also primarily laid to lawn and there is a paved patio which spans the entire rear elevation of the home. The boundaries are clearly defined by a variety of closed panel fencing and there is a pedestrian gate which in turn gives access to the driveway which is suited to two vehicles and is accessed from Ivy Road.

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: 1491 sq ft (138.5 sq m)

Heating: Gas fired (Pressurised) and serviced annually

Glazing: Double glazed

Parking: Two off road parking spaces.

Loft: 75% boarded with a ladder installed.

Garden: West facing

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

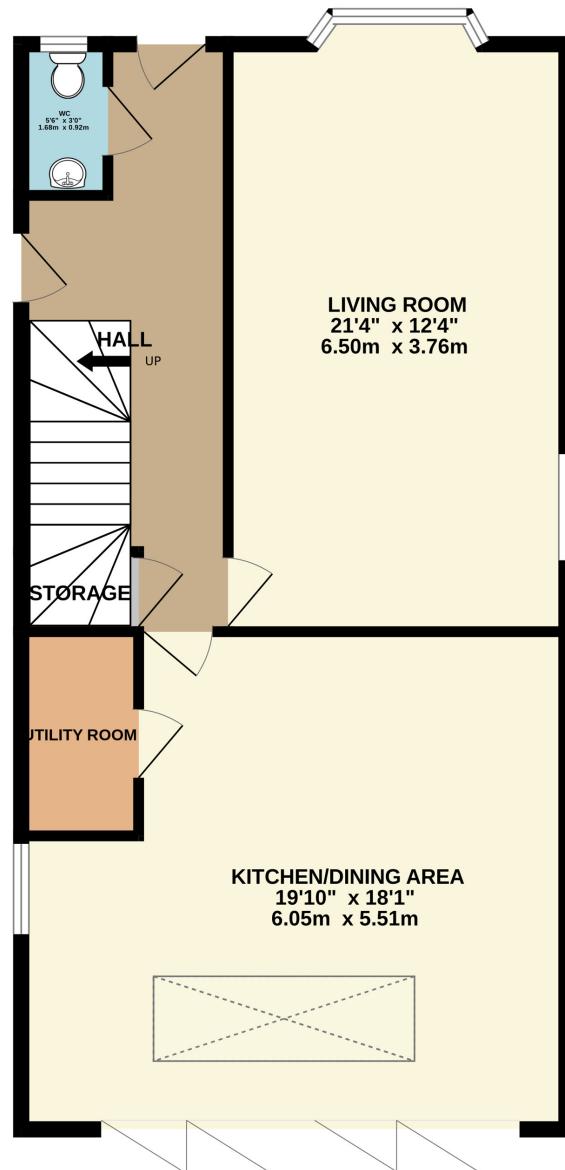
Local Authority: BCP Council. Council Tax Band: E

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

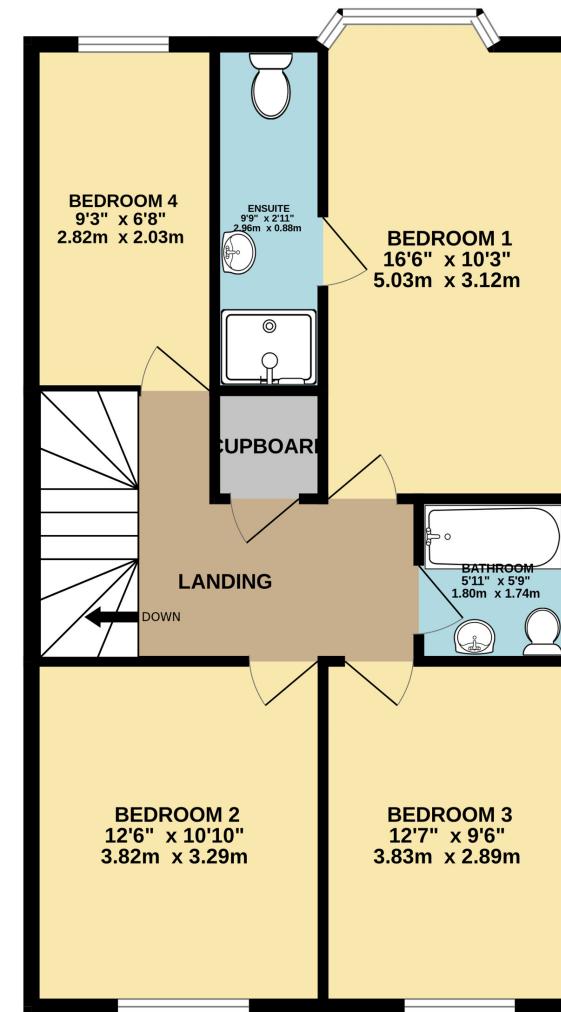


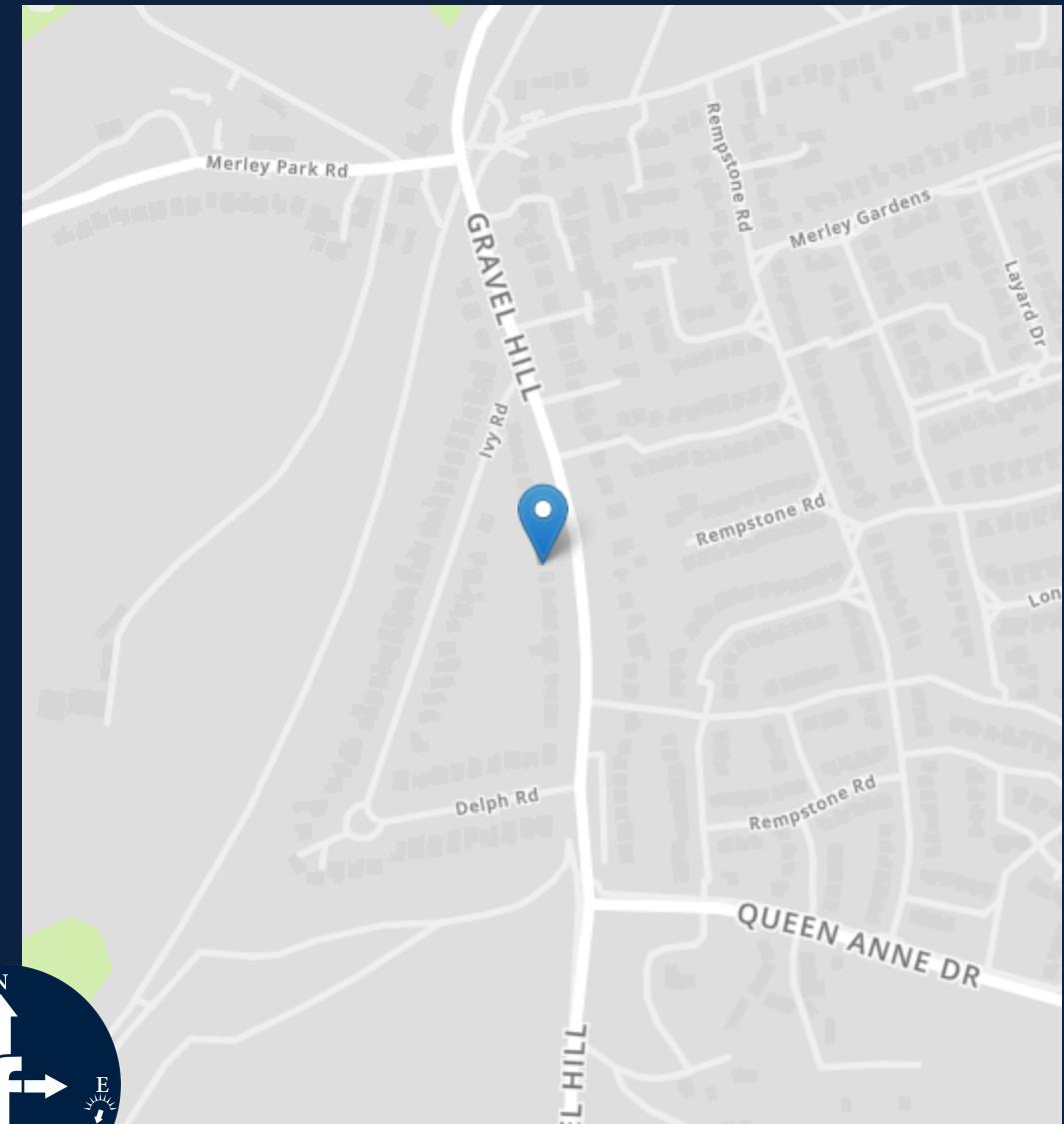
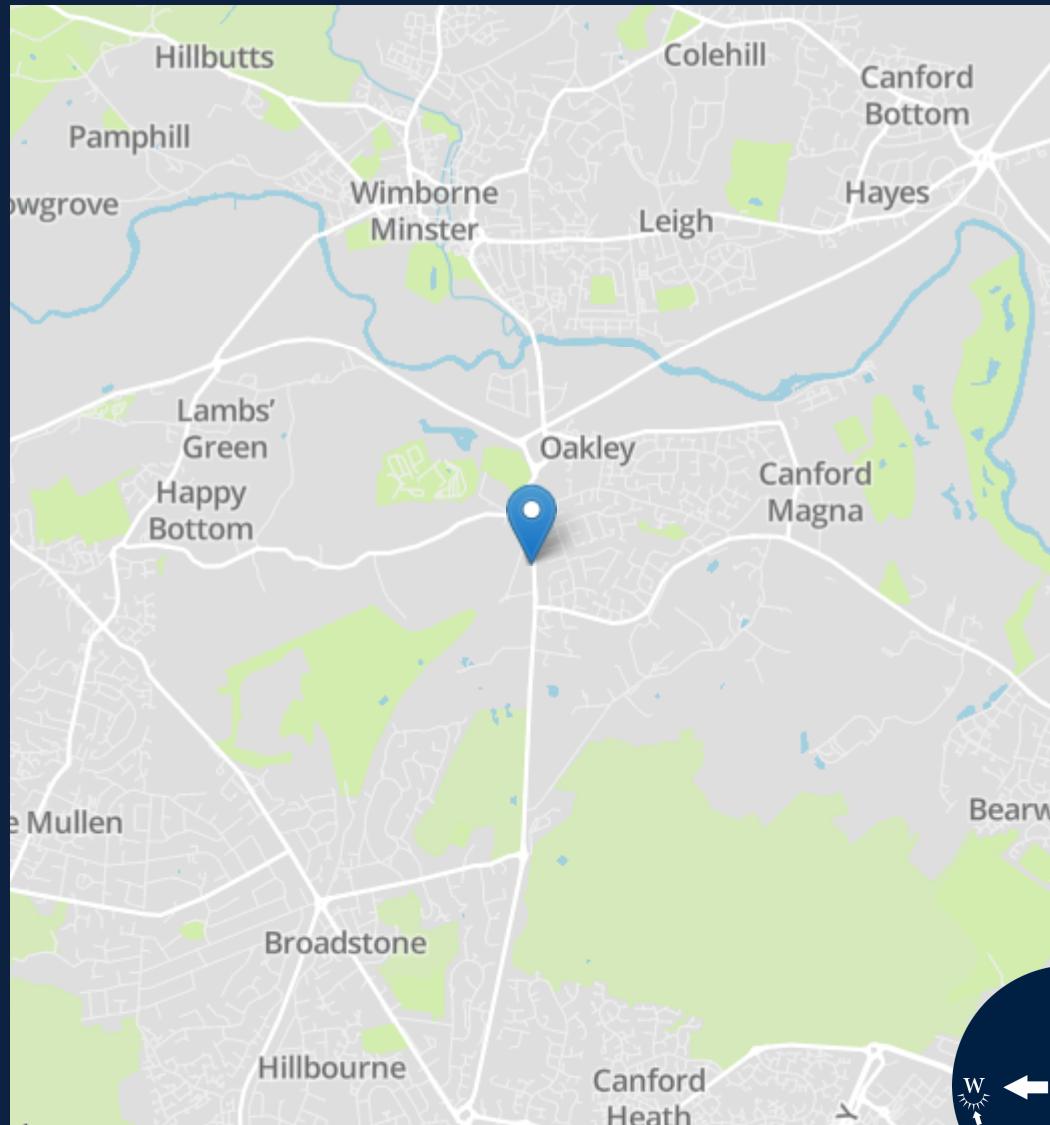


GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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