



Asking Price

£600,000

STROUD CLOSE, WIMBORNE BH21 2NX

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ ENSUITE FACILITY TO MASTER BEDROOM
- ◆ COMPLETELY REFURBISHED OVER THE LAST TEN YEARS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ CUL DE SAC POSITION
- ◆ VENDOR SUITED
- ◆ 25 SQ METRE SUN TERRACE WITH FAR REACHING VIEWS
- ◆ CATCHMENT AREA FOR COLEHILL FIRST SCHOOL

A generous and secluded three bedroom detached bungalow within the heart of Colehill, boasting far reaching views as well as scope to be extended (STPP).

Property Description

The home sits at the head of this quiet cul du sac and boasts an elevated rear aspect that provides views towards Canford Magna and beyond. The accommodation currently offers a traditional layout which offers three double bedrooms, with the principle bedroom benefiting from a recently completed en-suite shower room. There is a generous family bathroom and an open plan lounge dining room with open fireplace and modern solid wood fitted kitchen, featuring Rangemaster duel fuel cooker and hood. The living area takes full advantage of the elevated rear aspect and there is a small balcony with steps down to the garden, as well as a large sun terrace which is ideal for alfresco entertaining and benefits from the views towards Canford. We are of the opinion that this area also holds scope for the home to be extended (STPP) and it would have the ability to create a split level home, ideal for families. The home was entirely re-glazed in 2014 and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid to a kept lawn and a block paved driveway, suitable for several vehicles, drops down the left hand side of the property and in turn gives access to the attached double garage with an electronically controlled roller door. The garage offers power and light and there is access to the storage area, which extends underneath the bungalow accommodation. The garden flows from the front of the home around the left hand side of the garage to a lower section of lawned garden. There are ornate steps and pathways which lead across the rear of the property and up to the balcony, accessed from the living room.

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: 1163 sq ft (108 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway & double garage

Garden: South facing

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

Local Authority: Dorset Council

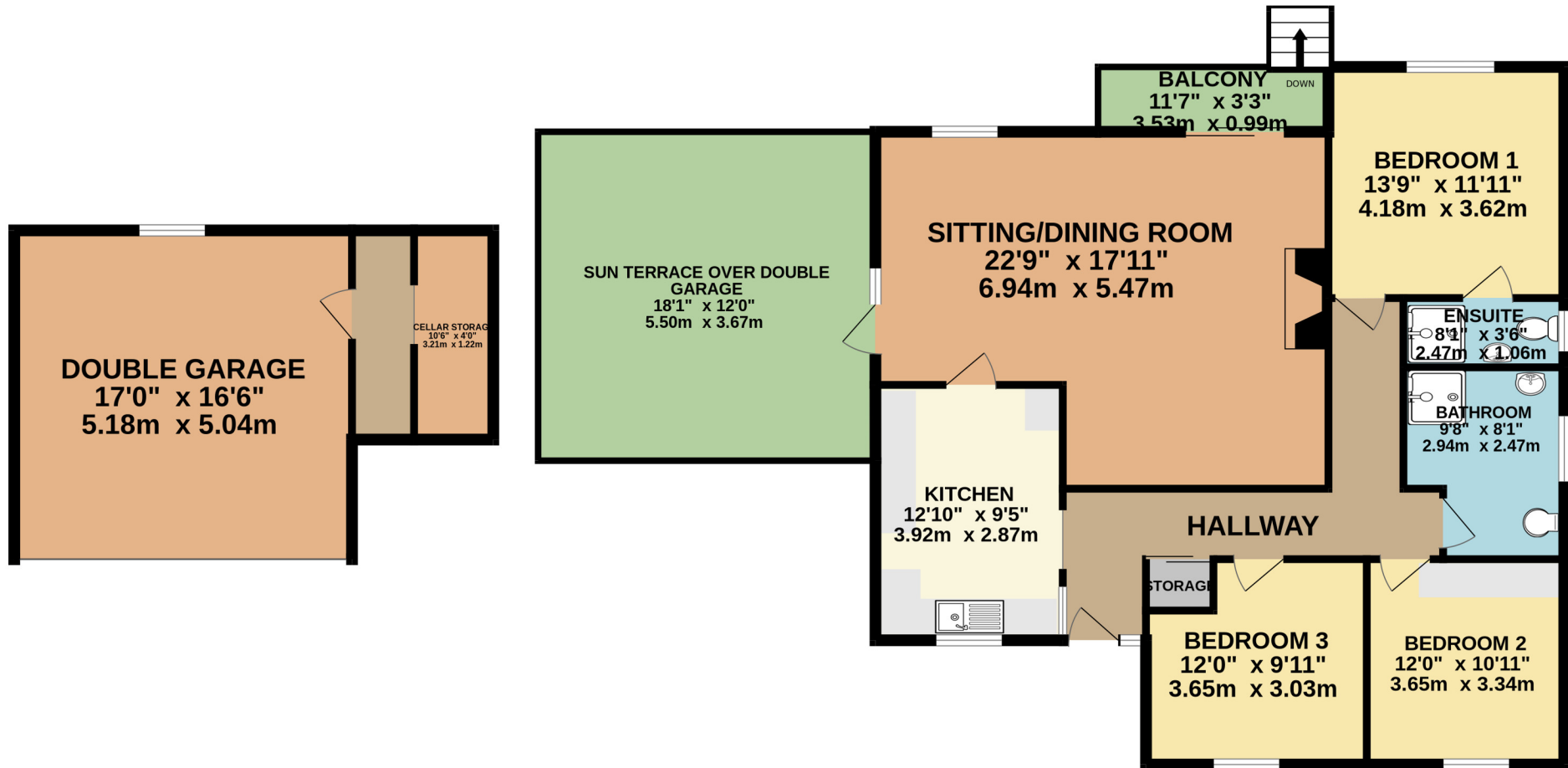
Council Tax Band: E



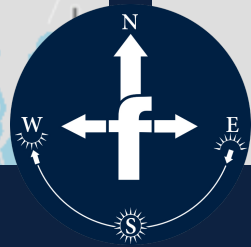
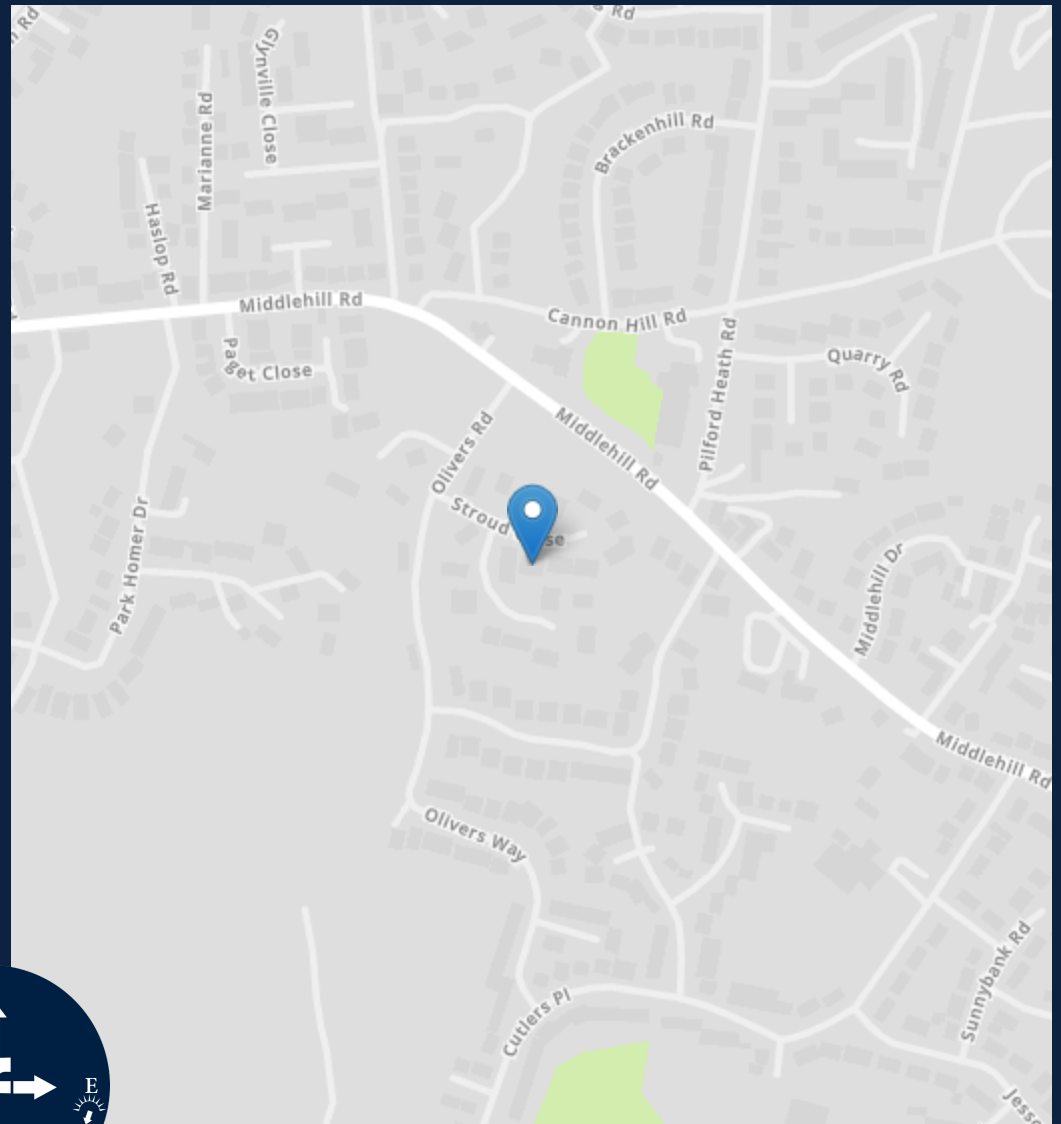
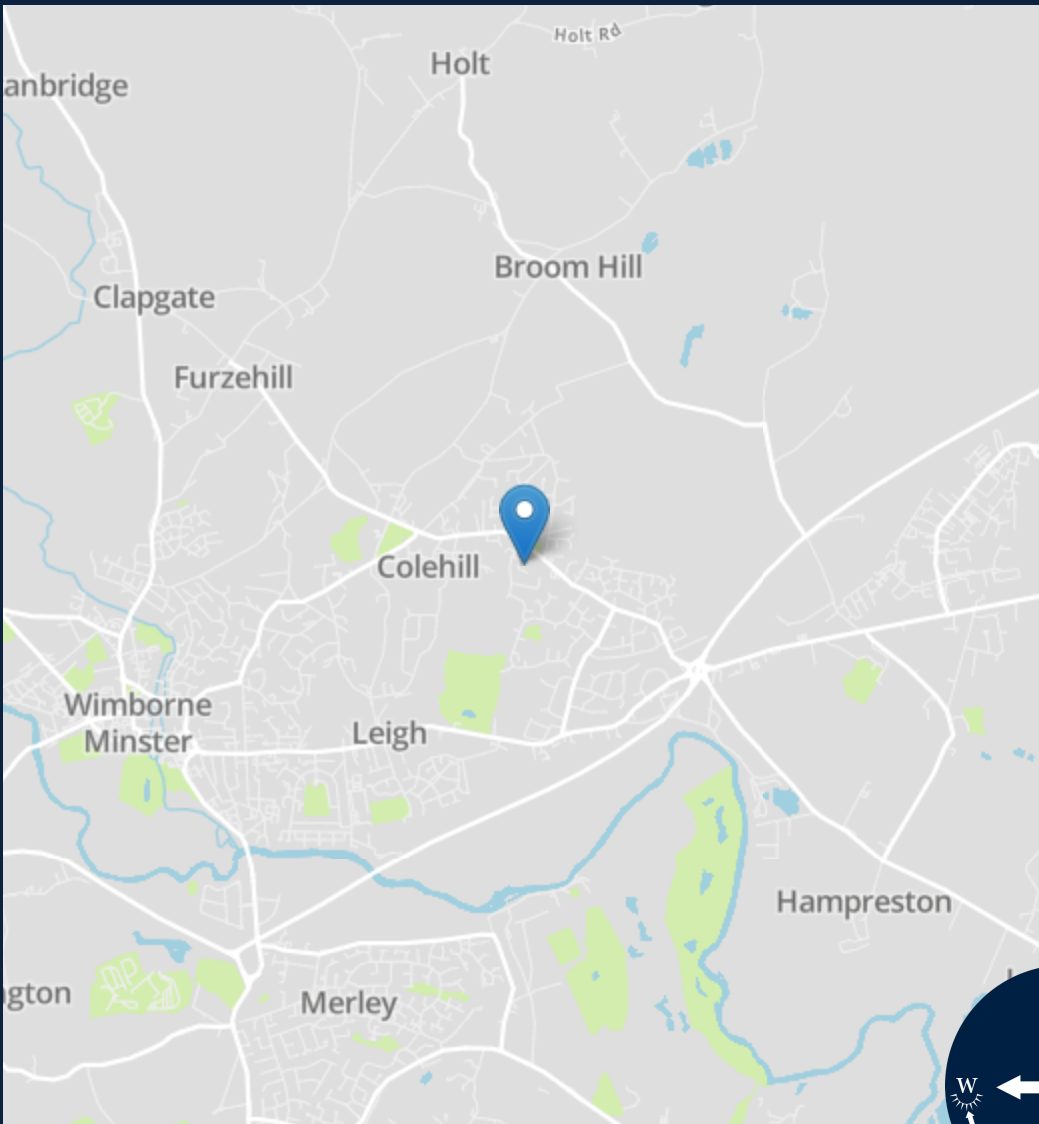


GROUND FLOOR

1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000