



Asking Price

£475,000

THE VINERIES, WIMBORNE BH21 2PX

Freehold



- ◆ DETACHED BUNGALOW
- ◆ TWO DOUBLE BEDROOMS
- ◆ IMMACULATE THROUGHOUT
- ◆ PLANNING GRANTED TO EXTEND
- ◆ QUIET RESIDENTIAL POSITION
- ◆ GENEROUS GARDENS
- ◆ OFF ROAD PARKING
- ◆ SOLE AGENTS

An immaculate, two bedroom, detached bungalow in this quiet residential setting, boasting a generous plot with mature backdrop, off road parking and benefiting from planning permission to extend.

Property Description

The Vineries is a collection of detached and semi-detached bungalows and houses that were predominantly built in the 1960's and 1970's offering a quiet residential setting with no through traffic whilst being within easy reach of Wimborne town centre. This particular property sits on the westerly edge of the development and the accommodation comprises a central hallway, two front aspect double bedrooms, formal living room with wood burner, modern fitted kitchen with quartz worktops and a luxury fitted, underfloor heated bathroom. Furthermore, the home benefits from being double glazed throughout and has the benefit of a planning permission, which would allow the home to be extended on the rear elevation.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a dressed gravel driveway suited to several vehicles. The driveway continues up the right hand side of the property and in turn provides access to the detached garage which has been purposed into a functional utility space. The rear garden is split into two principal sections with the first being laid to a kept lawn and featuring an area of hard standing, ideal for alfresco dining. The garden extends to a secluded working garden with a selection of beds and there is a variety of wood-built sheds, ideal for garden storage.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 935 sq ft (86.8 sq m)

Heating: Electric

Parking: Driveway & detached garage

Garden: West facing

Glazing: Double glazed

Loft: Yes 10% boarded. No ladder

Main Services: Electric, water, telephone, drains

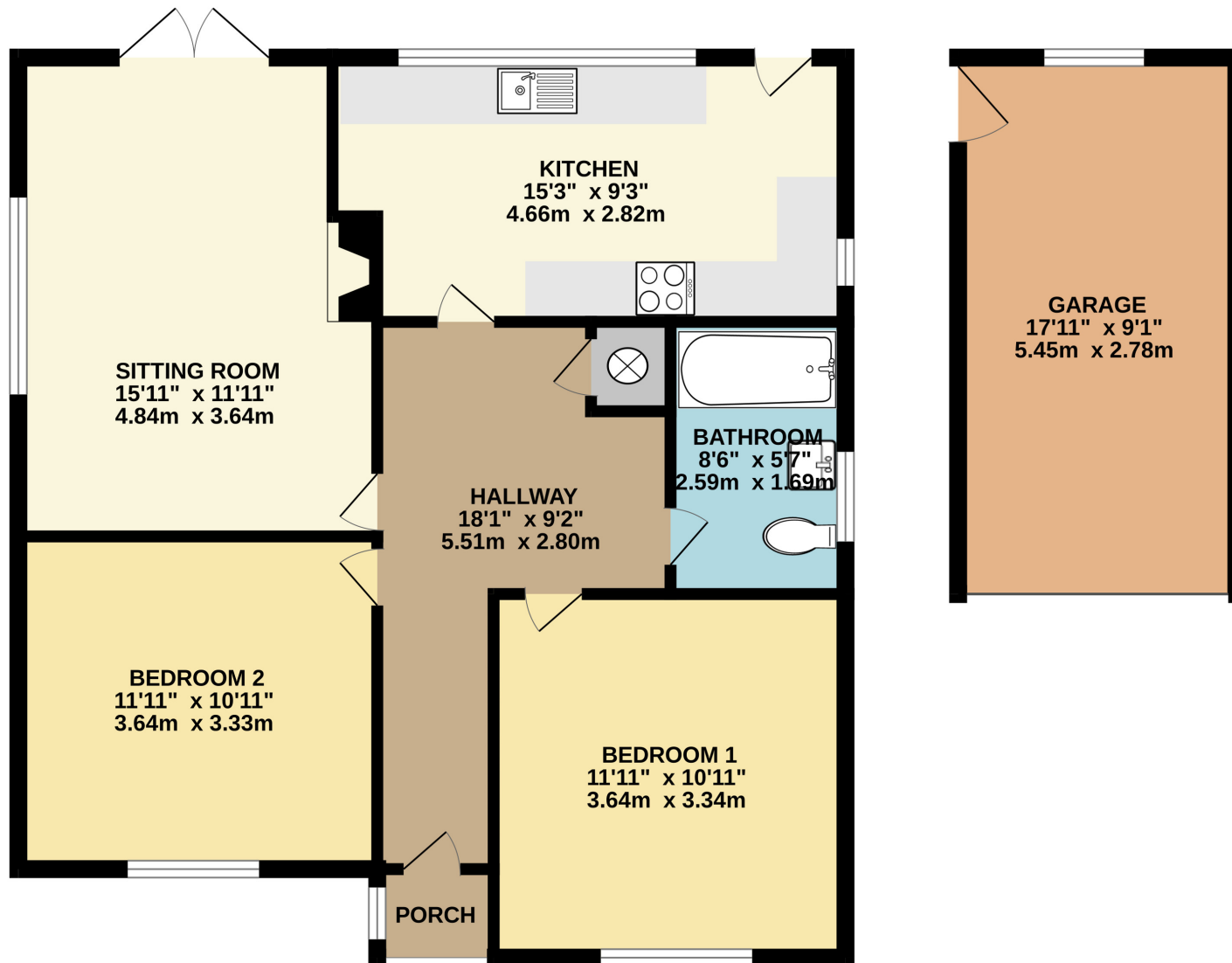
Local Authority: Dorset Council

Council Tax Band: D

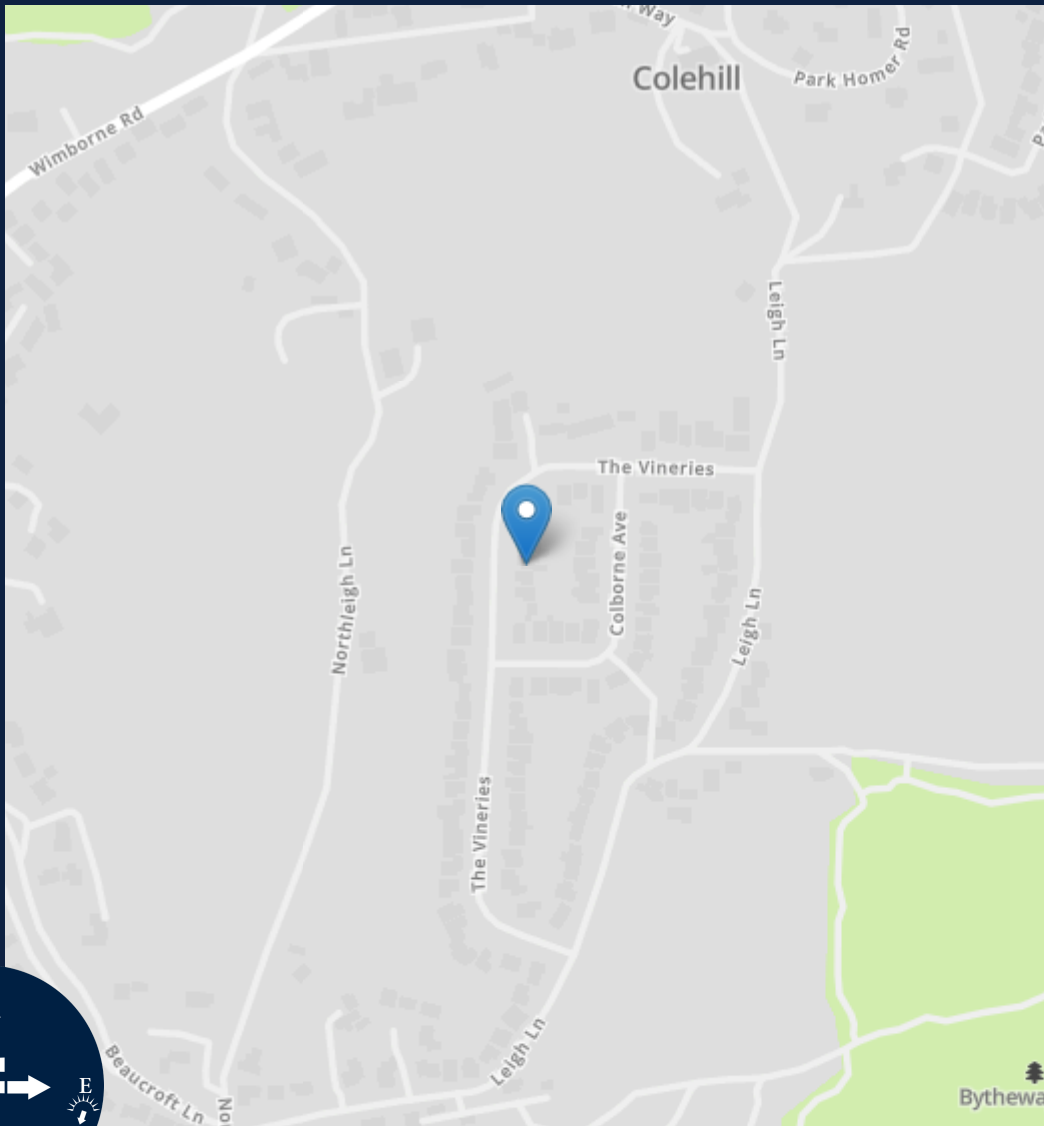
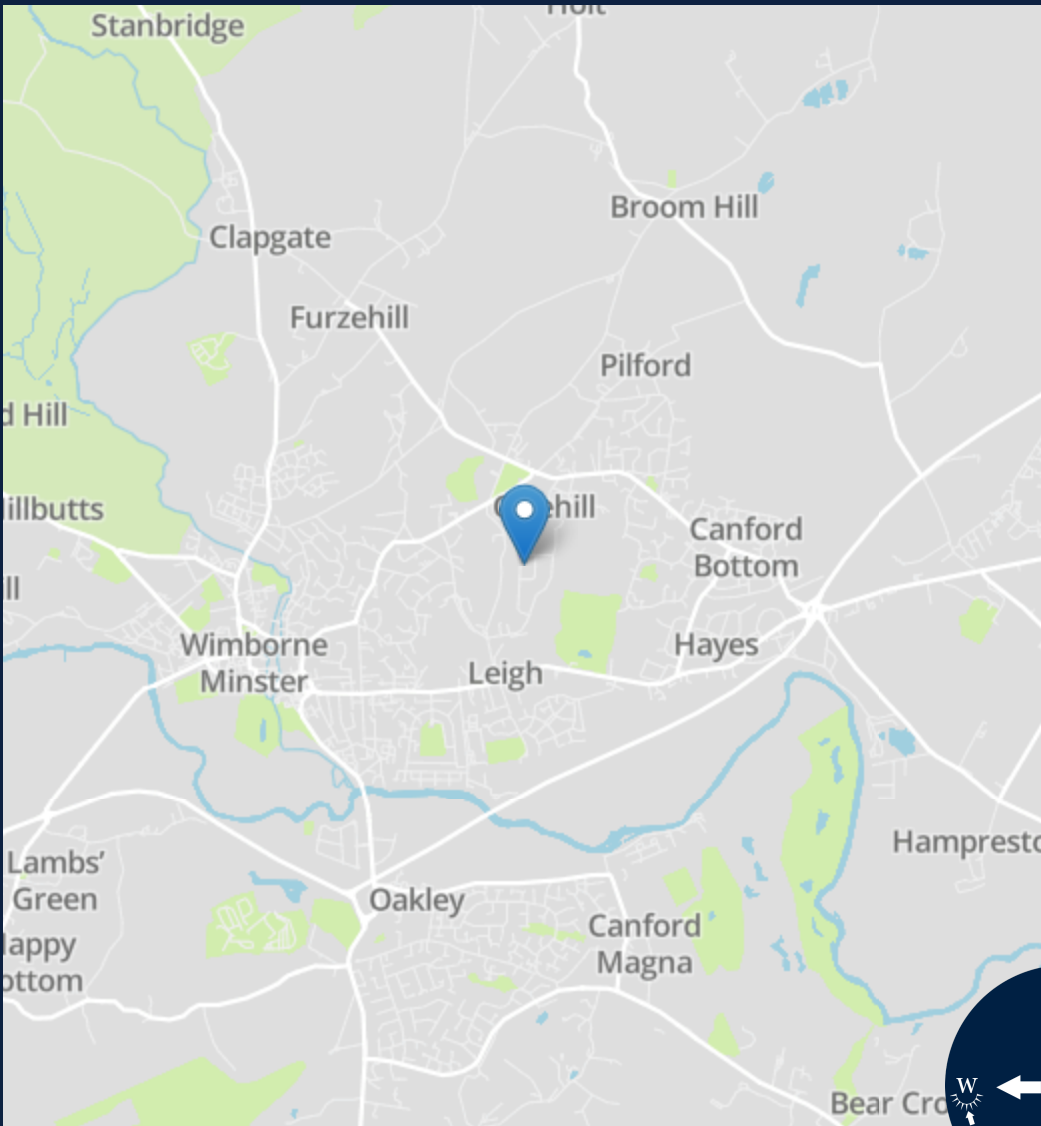




GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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		84
(81-91) B		
(69-80) C		47
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC





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