

Asking Price

£450,000

Freehold

FURZEHILL, WIMBORNE BH21 4HF



- ◆ TWO ALLOCATED OFF ROAD PARKING SPACES
- ◆ CLOSE TO WIMBORNE TOWN CENTRE
- ◆ POPULAR LOCATION
- ◆ MODERNISED THROUGHOUT
- ◆ COURTYARD GARDEN

A thoughtfully renovated, three bedroom, semi-detached cottage located in the sought after village of Furzehill.

Property Description

This semi-detached family home is ideally positioned in the heart of Furzehill and offers easy access to local shops, pubs and amenities. The property also sits less than two miles from Wimborne Town Centre offering easy access to schools.

The property has been thoughtfully renovated throughout and comprises of an open plan living/ dining space with oak flooring and a log burner. The kitchen offers a range of contemporary units with quartz worktops and integrated appliances such as an AEG washing machine, Bosch dishwasher, fridge-freezer, NEF oven, and an induction hob. Additionally, the kitchen has bi-fold doors which lead to the rear of the property, air conditioning and a double glazed conservatory style roof, providing extra light to the room.

On the first floor the landing offers access to the bedrooms and offers an in-built storage solution. Bedroom one and two are located on the first floor with the third bedroom on the second floor. Bedrooms one and three both have in-built wardrobe solutions and all bedrooms are serviced by the modern family bathroom.





Garden and Grounds

To the front of the property, you have a block paved driveway which offers parking for approximately two cars and a garden storage unit. To the rear of the home, there is a landscaped courtyard garden with external worktops, artificial grass and exterior lighting.

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: Approx 1111sq ft (103.3sq m)

Heating: Gas fired heating

Glazing: Double glazed throughout

Parking: Driveway parking for approx two cars

Garden: Enclosed courtyard garden

Main Services: Gas, electric, water and drains

Local Authority: Dorset Council

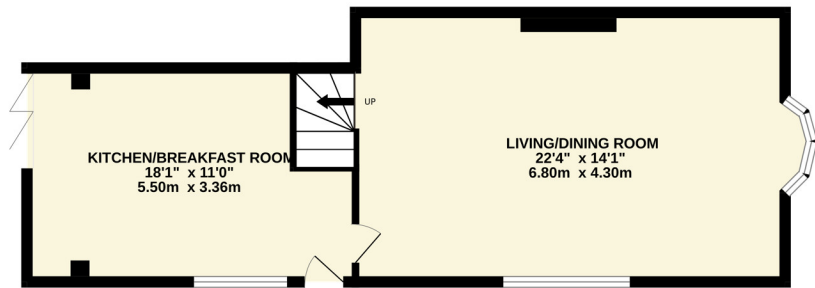
Council Tax Band: D

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

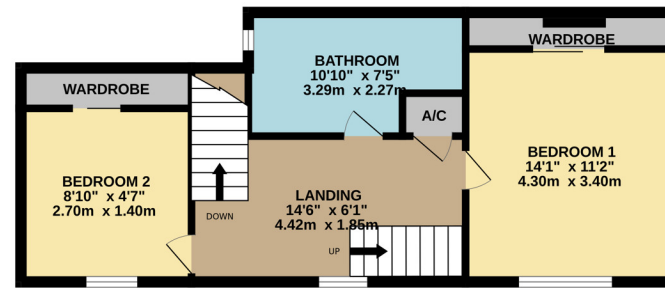




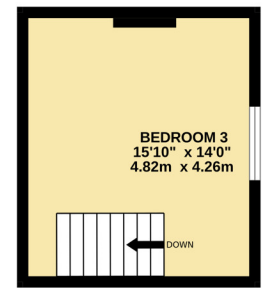
GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



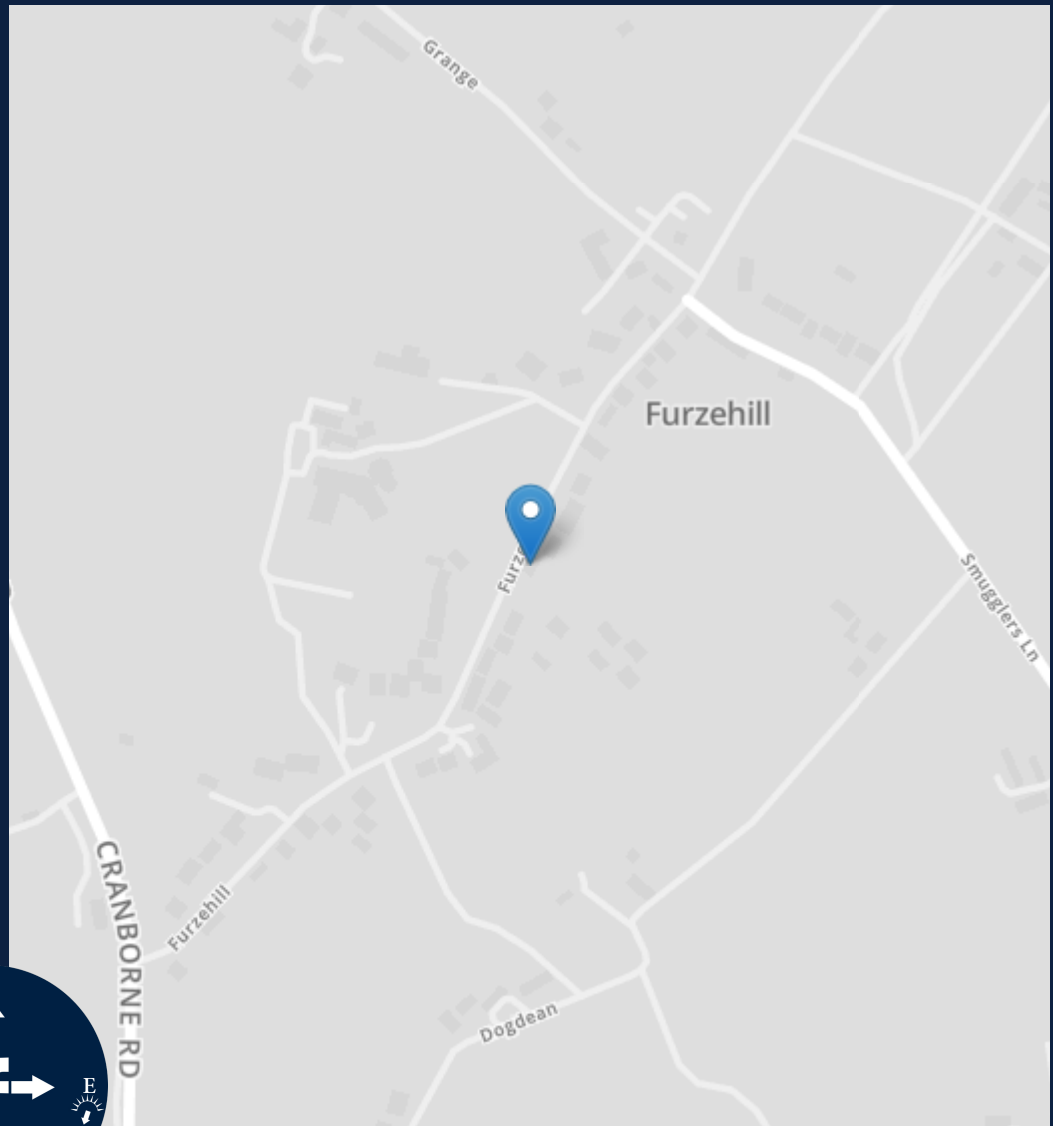
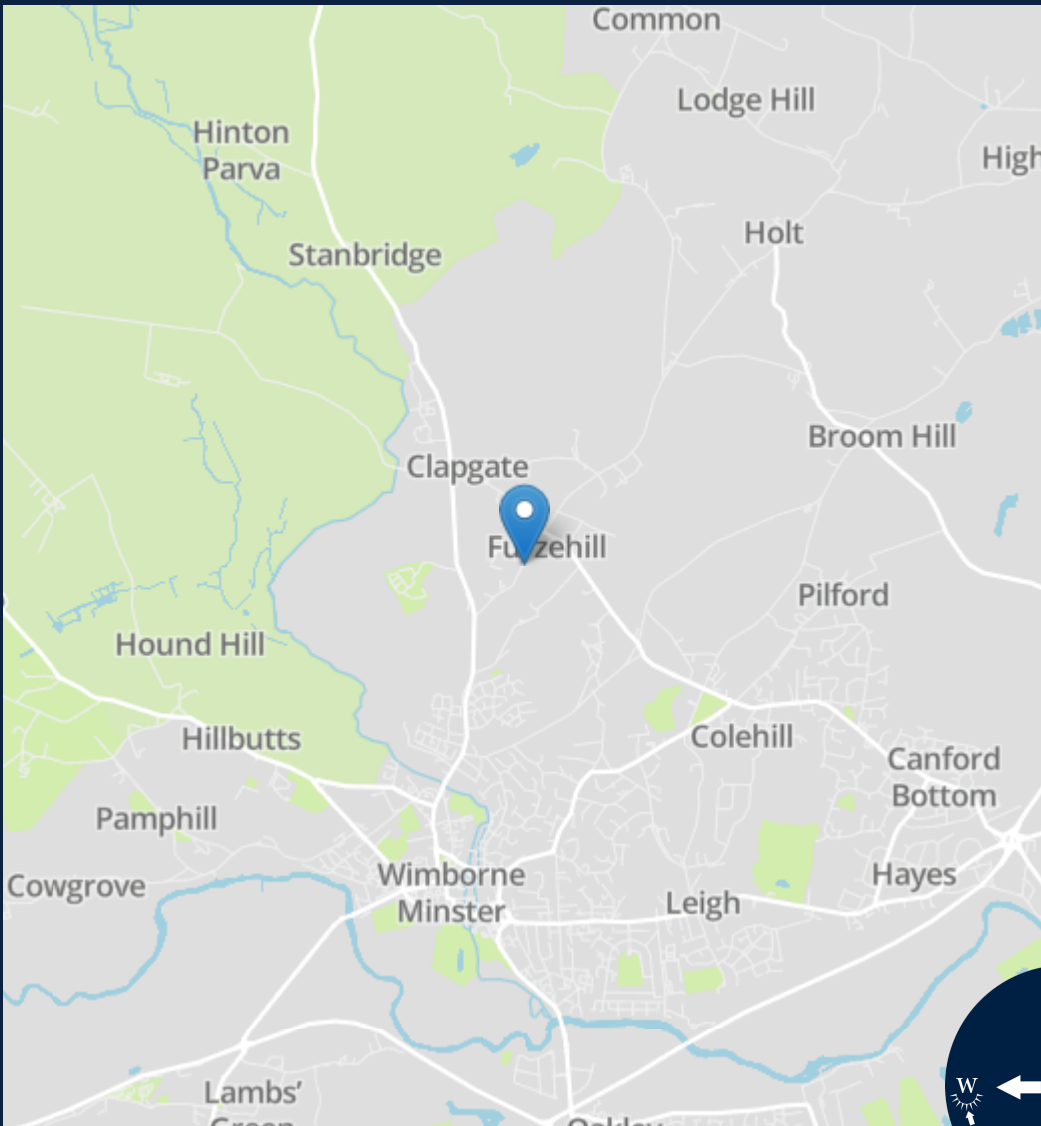
1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 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		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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