



Asking Price

£610,000

LARCH WOOD AVENUE, WIMBORNE BH21 2GE

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR BEDROOMS
- ◆ FAMILY BATHROOM AND ENSUITE SHOWER
- ◆ SOUTH FACING GARDEN
- ◆ OFF ROAD PARKING AND GARAGE
- ◆ NO FORWARD CHAIN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A immaculately presented, four bedroom, detached family home within this popular new development and boasting a southerly facing rear garden, garage, off road parking and being offered without a forward chain.

Property Description

Larch Wood Avenue sits centrally within the Quarter Jack Mews development and was the signature street when the scheme was originally submitted for planning, giving the home added kerb appeal due to the design and fenestration of the homes in the road. This home sits towards the southerly end of the road and the accommodation comprises a living room, open plan kitchen/breakfast room, with bespoke Amtico flooring running through the kitchen and hallway, utility and cloakroom to the ground floor and there are four bedrooms and two bathrooms, of which one is an en-suite to the first floor. The home is entirely double glazed throughout and benefits from gas fired heating as well as the installation of solar panning.





Gardens and Grounds

The front garden is ornate in design with kept lawn and flower beds with a brick-built wall surround. To the easterly elevation there is a brick block paved driveway which is suited to two vehicles, which in turn gives access to the detached single garage with an up and over style door. A garden gate denotes access to the rear garden which is primarily laid to a kept lawn with raised beds and a paved area which spans the rear elevation of the home. Towards the rear boundary there is an elevated deck with covered pagoda over and the garden has a southerly aspect.

Estate Charge: £179.05 per annum.

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: 1276 sq ft (118.5 sq m)

Heating: Gas fired (combi) serviced annually

Glazing: Double glazed

Loft: Yes. Ladder installed, with lighting.

Garden: South West

Parking: Detached single garage

Loft: Yes. Ladder installed. Lighting.

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

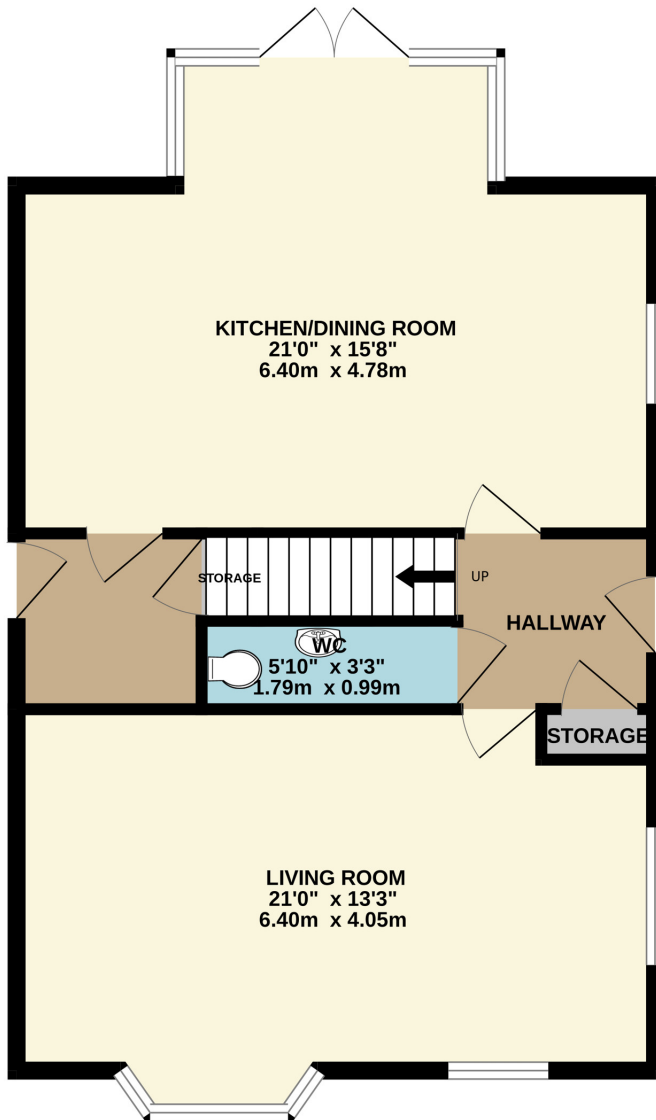
Local Authority: Dorset Council

Council Tax Band: E

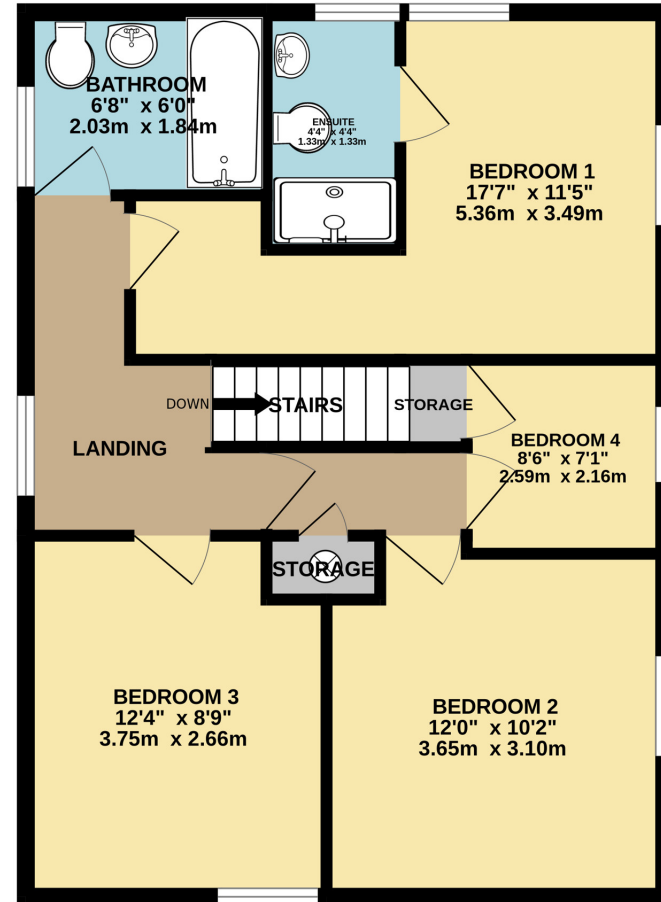


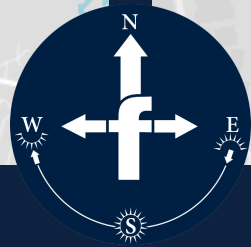
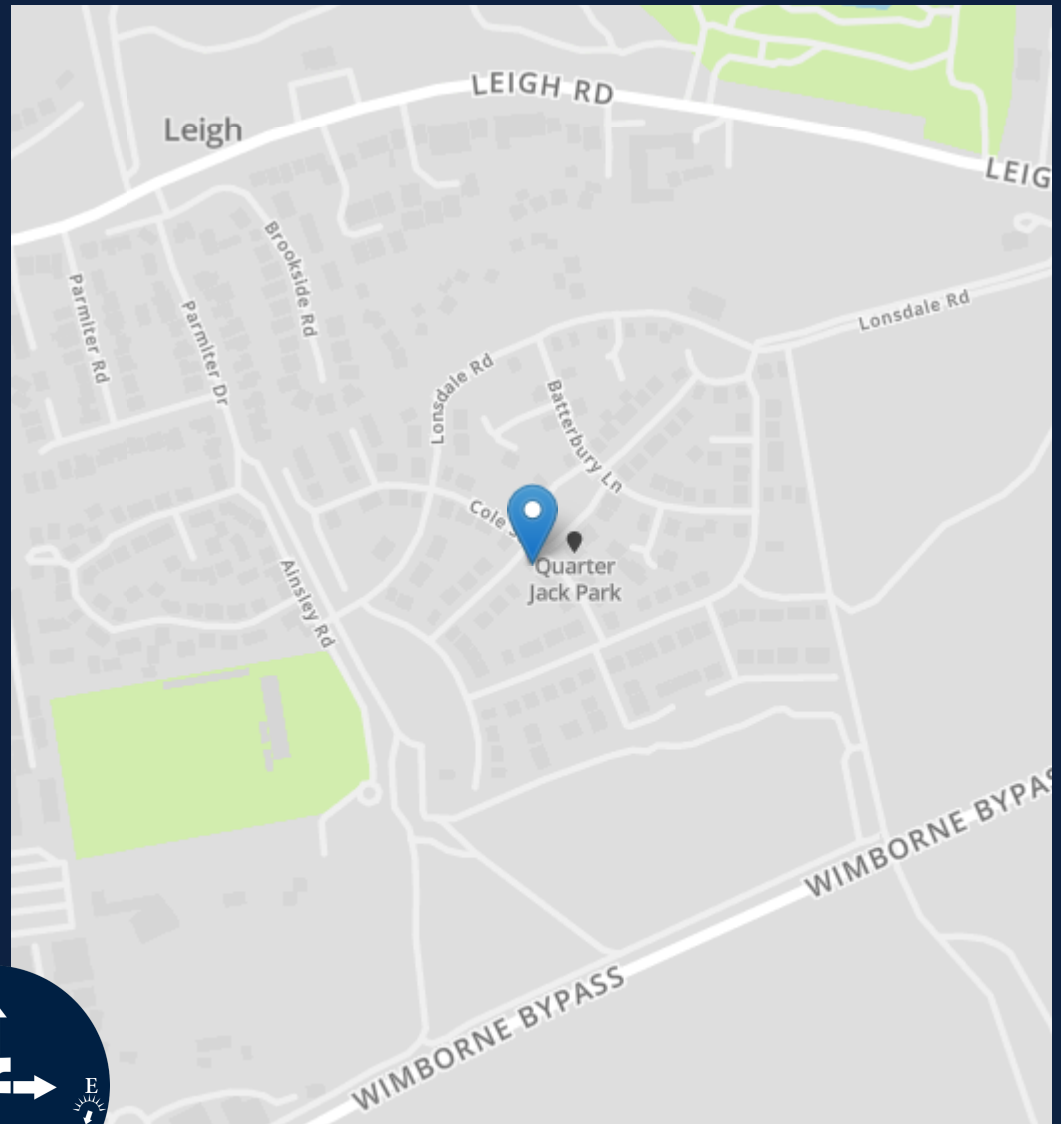
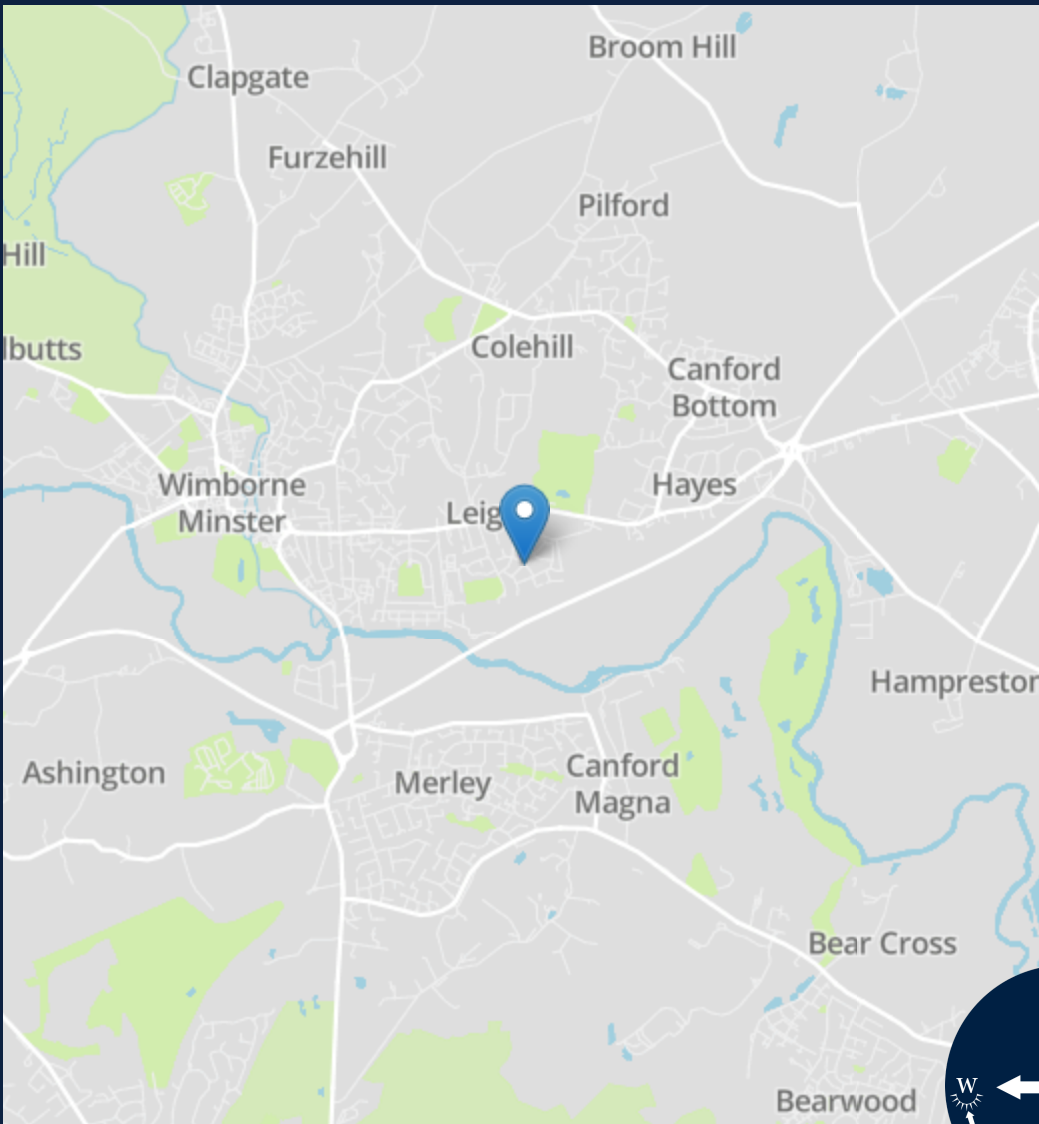


GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	90	91
(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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12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000