



HAYES CLOSE, WIMBORNE BH21 2JJ







- ◆ DETACHED CHALET BUNGALOW
- ◆ NO FORWARD CHAIN
- ◆ FOUR DOUBLE BEDROOMS
- ◆ TWO SEPARATE RECEPTION ROOMS
- ◆ GENEROUS OFF ROAD PARKING
- ◆ DETACHED SINGLE GARAGE
- ◆ WESTERLY FACING REAR GARDEN
- ◆ DOUBLE GLAZED AND GAS FIRED HEATING

A well proportioned and versatile, four bedroom, chalet style house boasting a westerly facing garden, en-suite facility to the principle bedroom, detached single garage, generous off road parking and being offered without a forward chain.

## Property Description

Hayes Close is a cul de sac style road boasting a variety of detached bungalows and houses that are within a level walk of Wimborne Town Centre. This particular property sits on the easterly edge and the accommodation comprises a living room, separate dining room, fourth bedroom/study, family bathroom and kitchen to the ground floor and there are three double bedrooms, shower room and en-suite wc to the first floor. The home also benefits from gas fired heating as well as being double glazed throughout.









## Gardens and Grounds

The front garden is entirely laid to a dressed gavel forecourt which is suitable for numerous vehicles and in turn gives access to the right hand side of the home where there is a detached single garage with an up and over style door. The rear garden has been sympathetically landscaped and there is a paved patio area that spans the rear elevation and there is a kept lawn with mature shrub-bed borders.

## 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: 1,162 sq ft (107.9 sq m)
- Heating: Gas fired (Pressurised) serviced annually.
- Glazing: Double glazed
- Loft: Yes. No ladder installed.
- Parking: 6 spaces with detached single garage
- Garden: West facing
- Main Services: Electric, water, gas, telephone, drains
- Local Authority: Dorset Council
- Council Tax Band: D

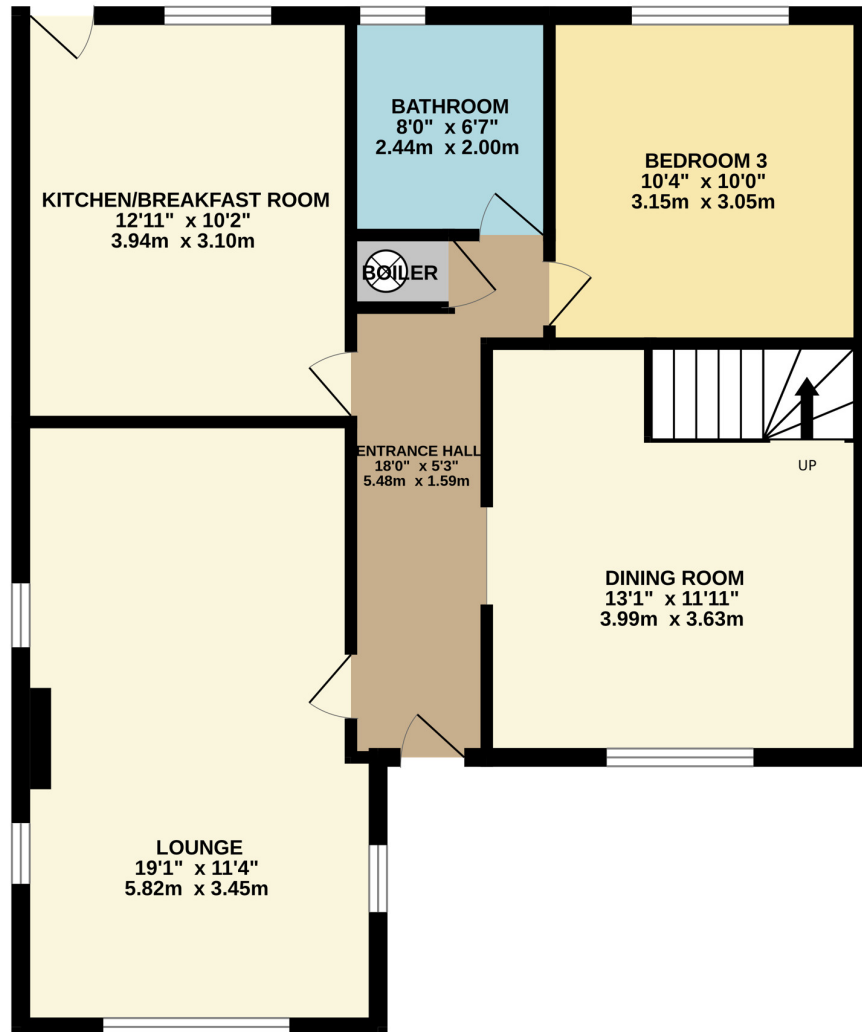




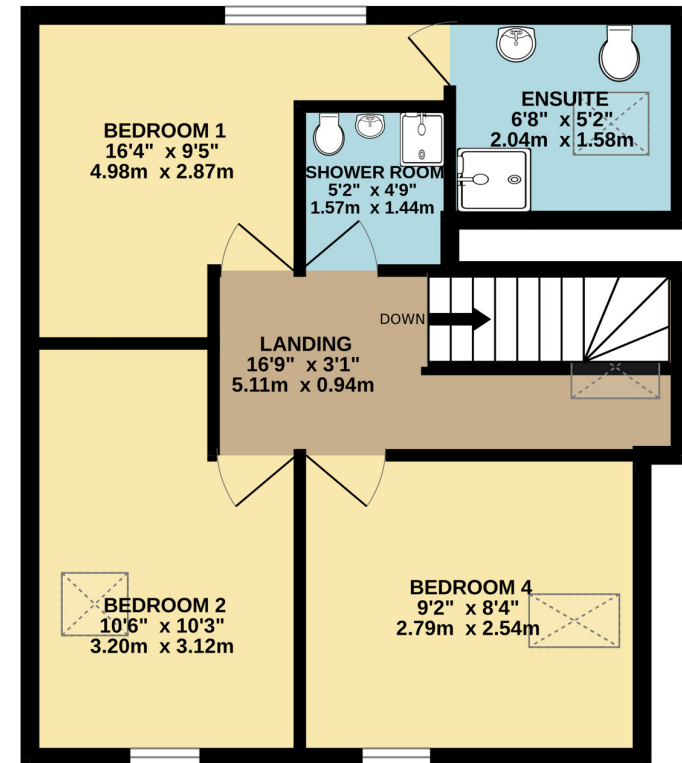




GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

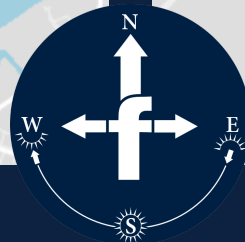
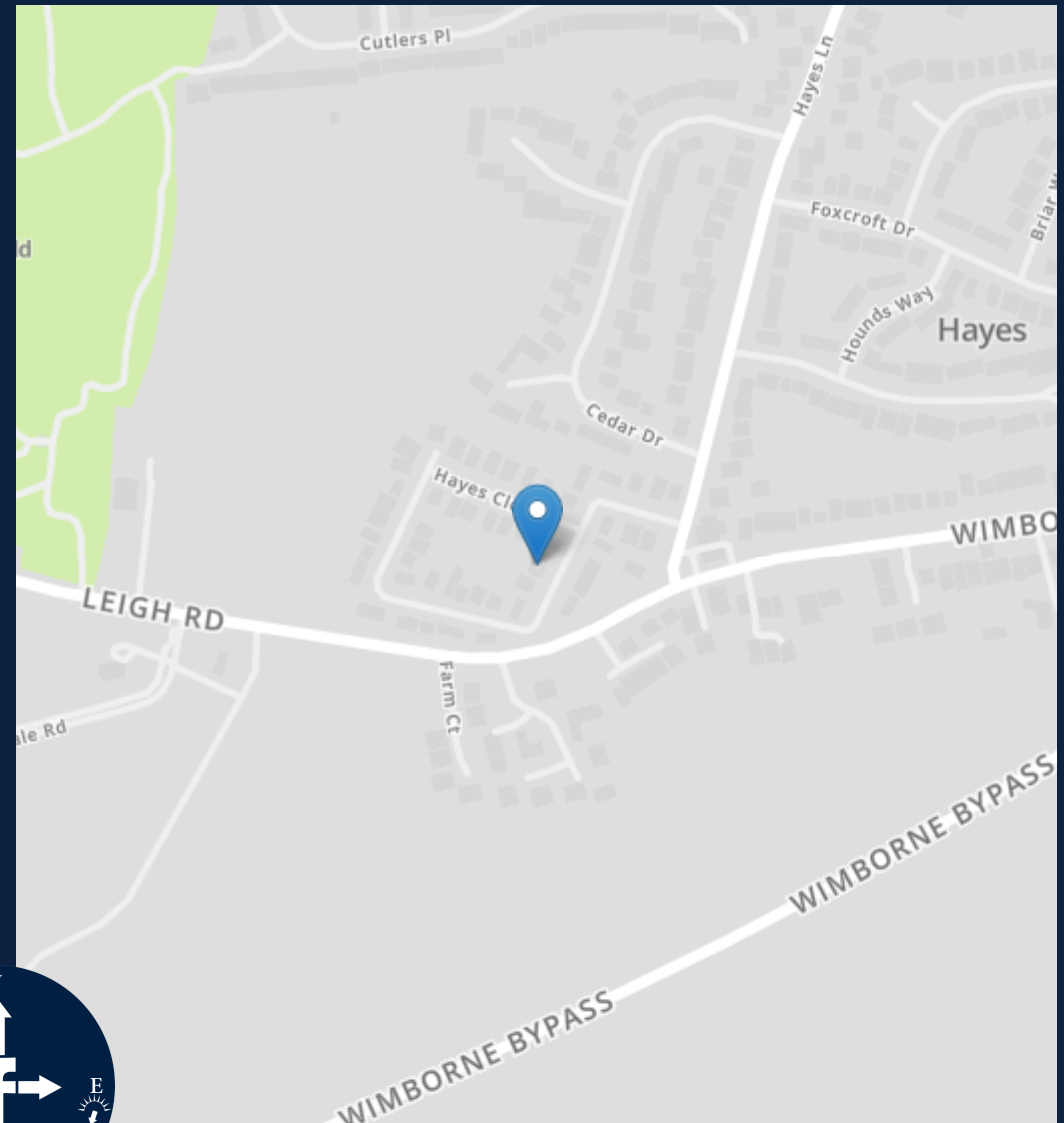
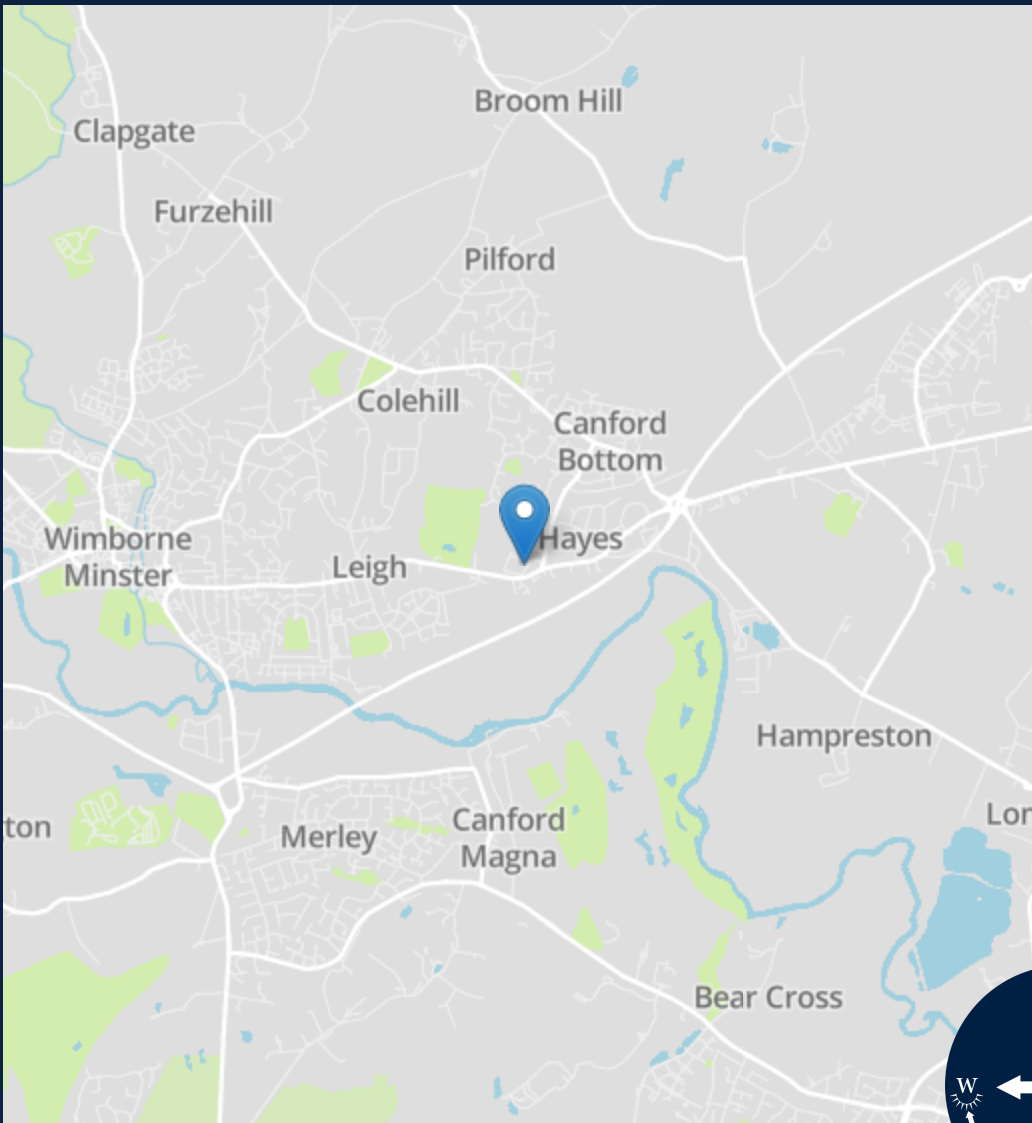


1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.fisksestateagents.co.uk)

01202 880000