



£475,000

WHEELERS LANE, BEARWOOD, BOURNEMOUTH BH11 9QQ

Freehold



- ◆ **DETACHED FAMILY HOME**
- ◆ **THREE BEDROOMS**
- ◆ **COMPLETELY REFURBISHED THROUGHOUT**
- ◆ **SOUTH EASTERLY FACING GARDEN**
- ◆ **OFF ROAD PARKING**
- ◆ **LARGE OPEN PLAN LIVING SPACE**
- ◆ **SOLE AGENTS**

A beautifully presented and immaculate three bedroom detached family home situated on the fringes of Bearwood on a quiet cul de sac style lane and offering well proportioned accommodation throughout that would suit a wide variety of families. Ample off road parking, garage and a South Easterly aspect garden. Vendor Suited.

Property Description

The property was built in the early 1970's and has since been extended. The current vendors have completely refurbished the property with tasteful, modern, finishes throughout and the home centres around a substantial, open plan kitchen/dining area which spans the entire rear elevation. The accommodation comprises a formal living room, open plan kitchen dining room, utility room and cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. The kitchen offers a wealth of fitted cupboards including a generous centre island layout and two of the bedrooms benefit from built in furniture. Furthermore, the home has gas fired heating throughout and is entirely double glazed.





Gardens and Grounds

The front garden is laid to a kept lawn with a brick built surround and the driveway is block paved and suited to three vehicles. There is an attached single garage with an up and over style door and there is gated pedestrian access to the right hand side of the property. The rear garden is entirely laid to a kept lawn with a patio area adjoining the rear elevation, and the boundaries are clearly defined by a selection of closed panel fences.

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.

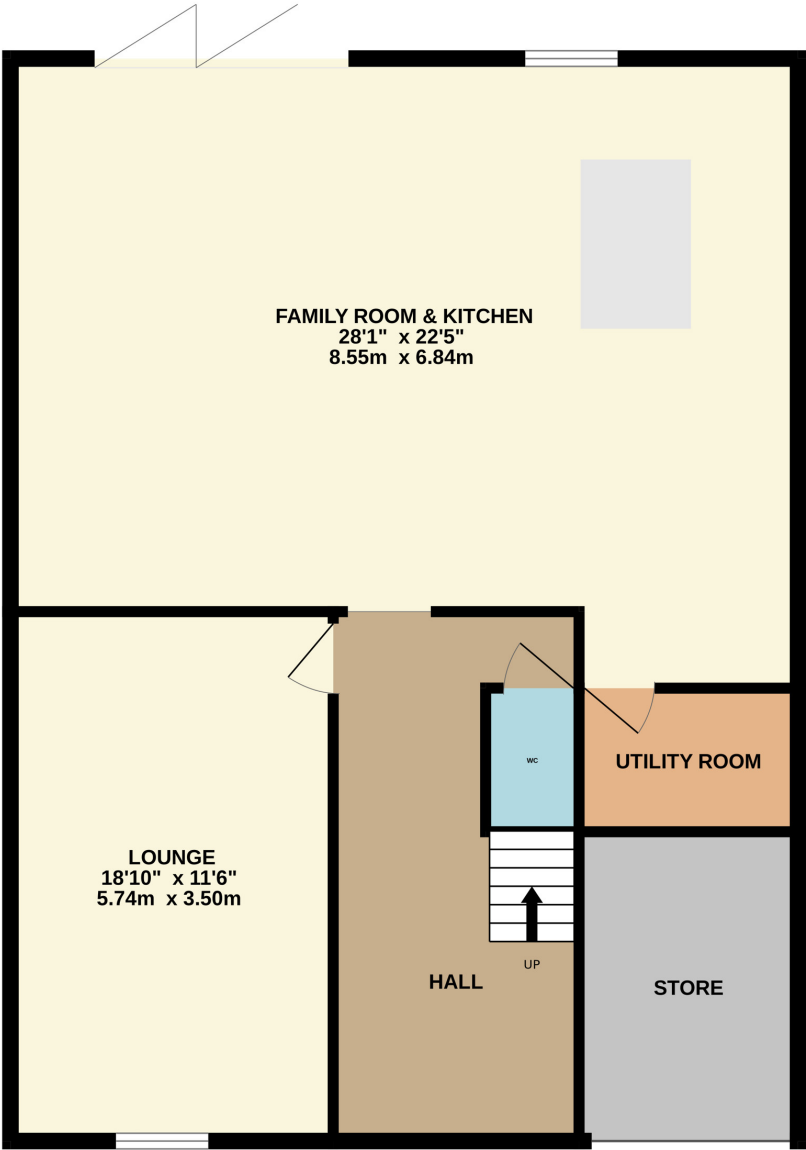


Size: sq ft (sq m)
Heating: Gas fired (Combi) a year old with full service history
Glazing: Double glazed
Parking: Driveway & single garage
Garden: South East
Loft: Lighting,
Main Services: Electric, water, gas, telephone, drains
Local Authority: BCP Council
Council Tax Band: D

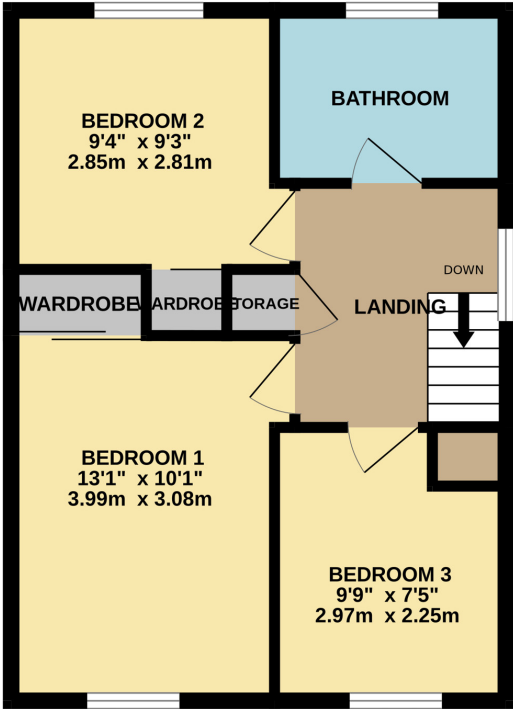


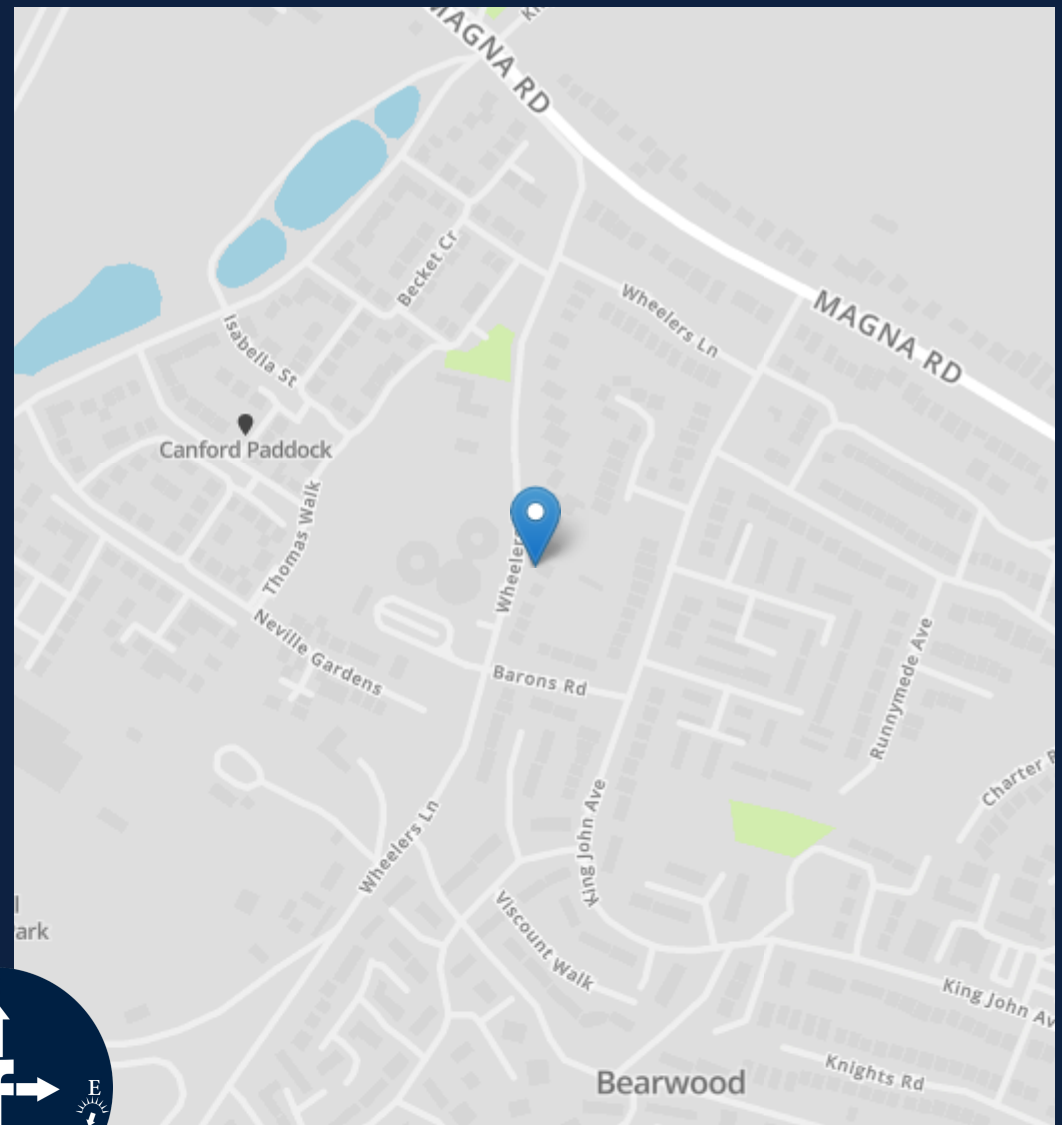
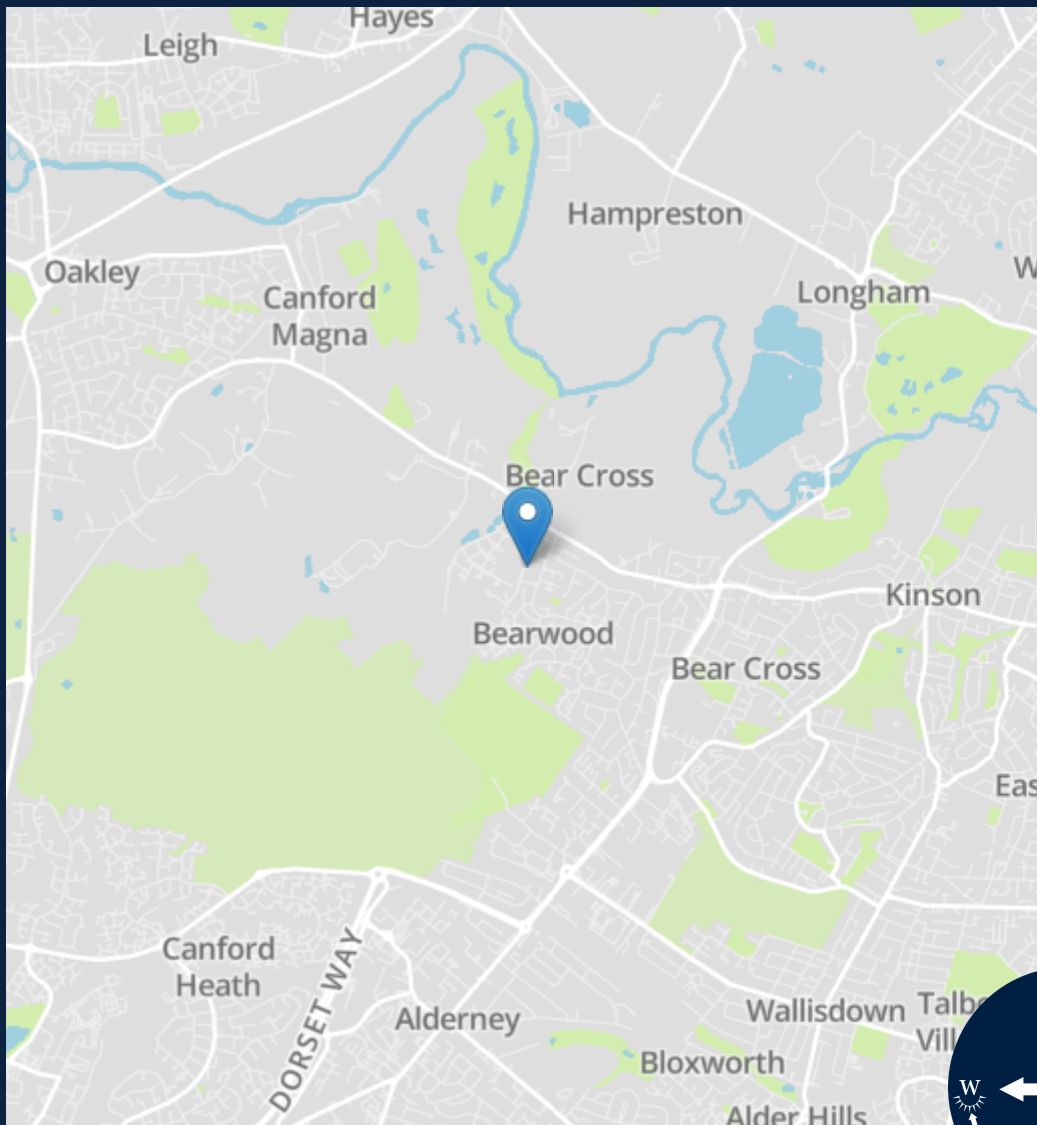


GROUND FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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