



*Asking Price*

**£625,000**

LARCH WOOD AVENUE, WIMBORNE BH21 2GE

Freehold







- ◆ DETACHED FOUR BEDROOM HOUSE
- ◆ ENSUITE FACILITY
- ◆ SINGLE GARAGE & OFF ROAD PARKING
- ◆ SOLAR PANNELLING
- ◆ GENEROUS REAR GARDEN
- ◆ TWO RECEPTION ROOMS
- ◆ GAS FIRED HEATING AND DOUBLE GLAZING
- ◆ SOLE AGENTS

A well proportioned, four bedroom, detached family home within the signature street of this new popular development. The home also offers two bathrooms (one en-suite), generous garden, single garage and off road parking.

### 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. The accommodation comprises a formal living room, study, cloakroom, open plan kitchen/breakfast room and utility room to the ground floor, and there are four double bedrooms to the first floor, which are served by a family bathroom and en-suite shower room. The home has gas fired heating, is double glazed throughout and benefits from the installation of solar panels.









## Gardens and Grounds

The front garden is primarily laid to a kept lawn and there are brick built wall posts with hedging, which denote the boundary. A brick block driveway leads to the left hand side of the home and is suited to several vehicles. The driveway in turn gives access to the single garage with an up and over style door. There is a wood-built garden gate adjacent to the garage, which gives access to the rear garden. The rear garden is well stocked and primarily laid to lawn. A patio spans the rear elevation and there is a further patio towards the rear boundary. The garden is entirely fenced with closed panel fencing and has westerly orientation.

Estate charge: 259 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: 1349 sq ft (125.3 sq m)

Heating: Gas fired (4 yrs old & serviced annually)

Glazing: Double glazed

Parking: Driveway & single garage

Garden: North West facing

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

Local Authority: Dorset Council

Council Tax Band:F

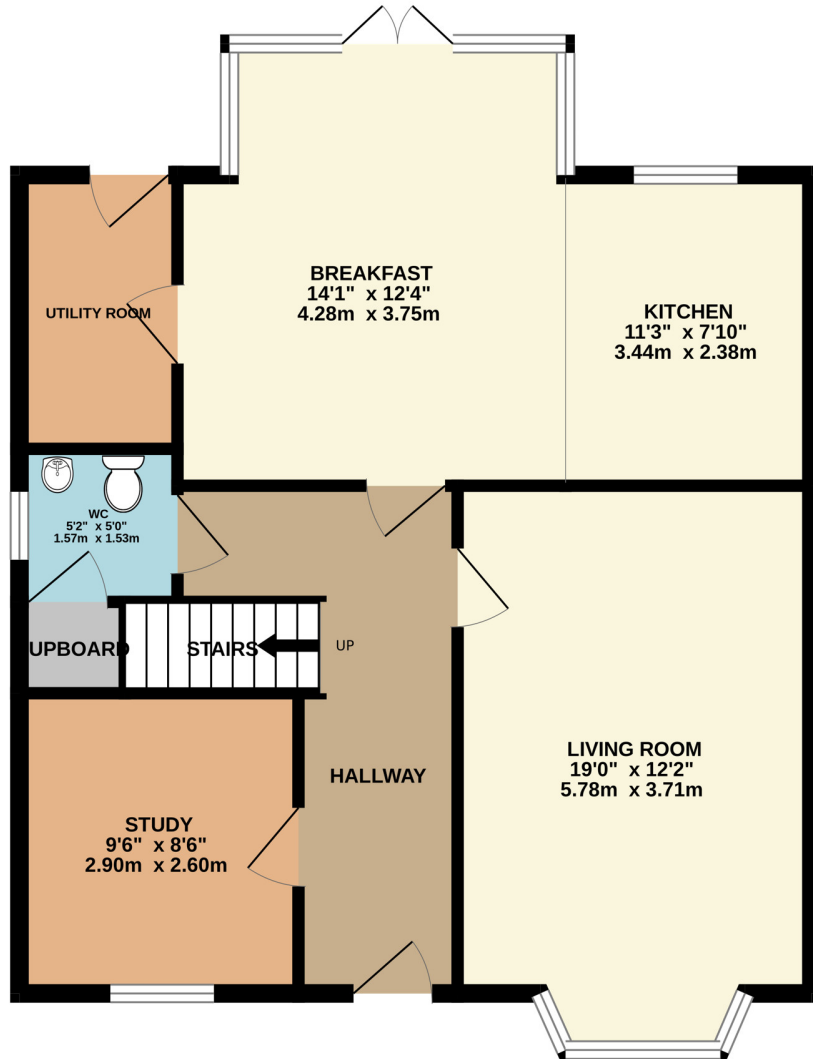




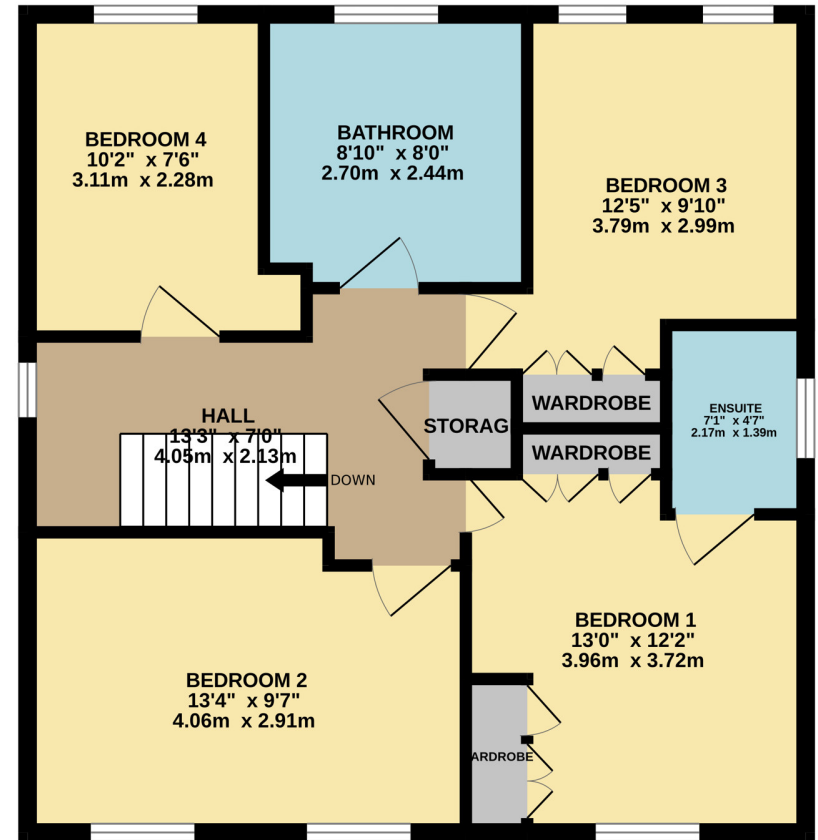




GROUND FLOOR  
708 sq.ft. (65.7 sq.m.) approx.

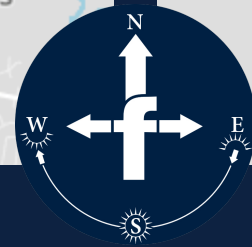
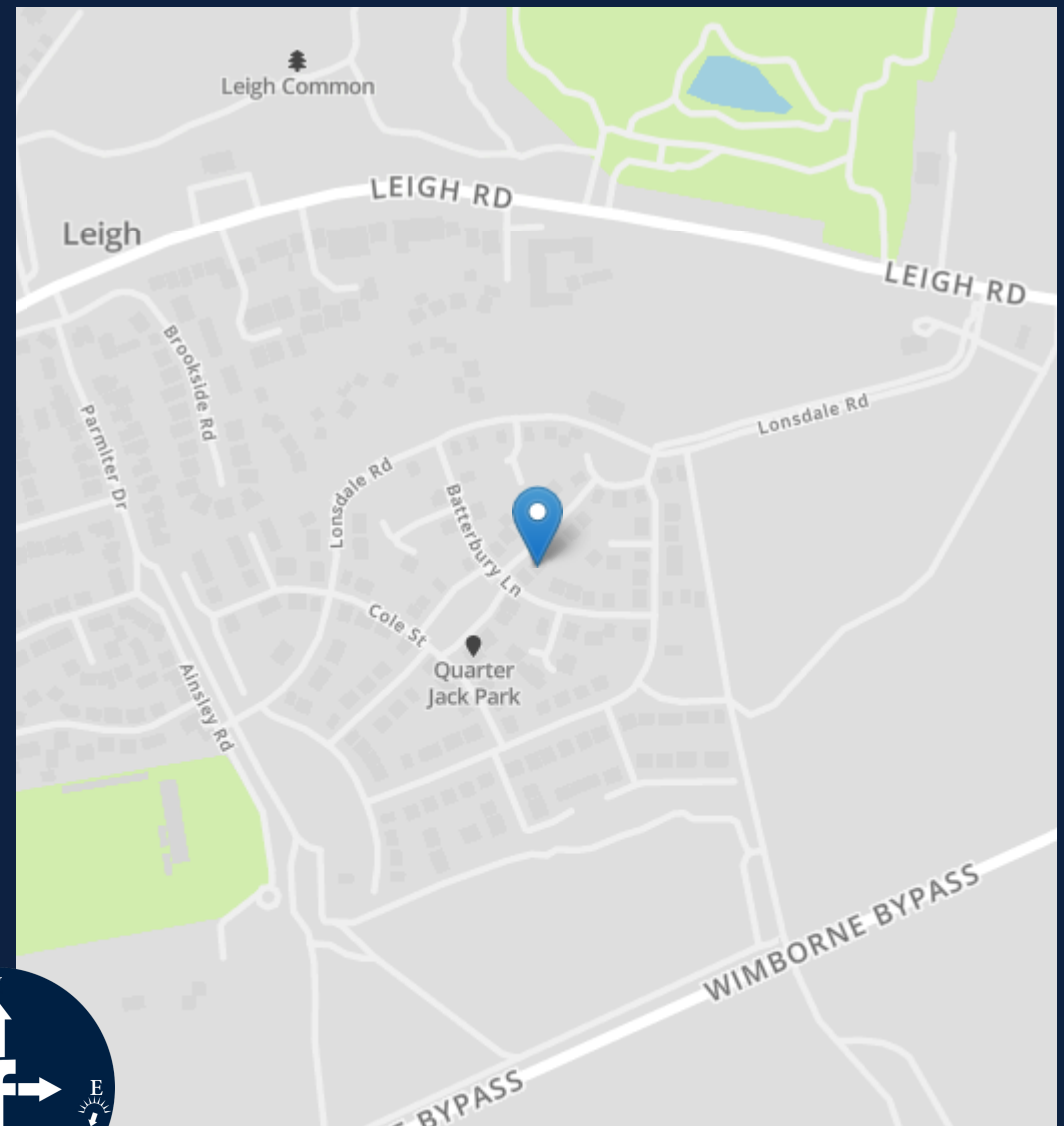
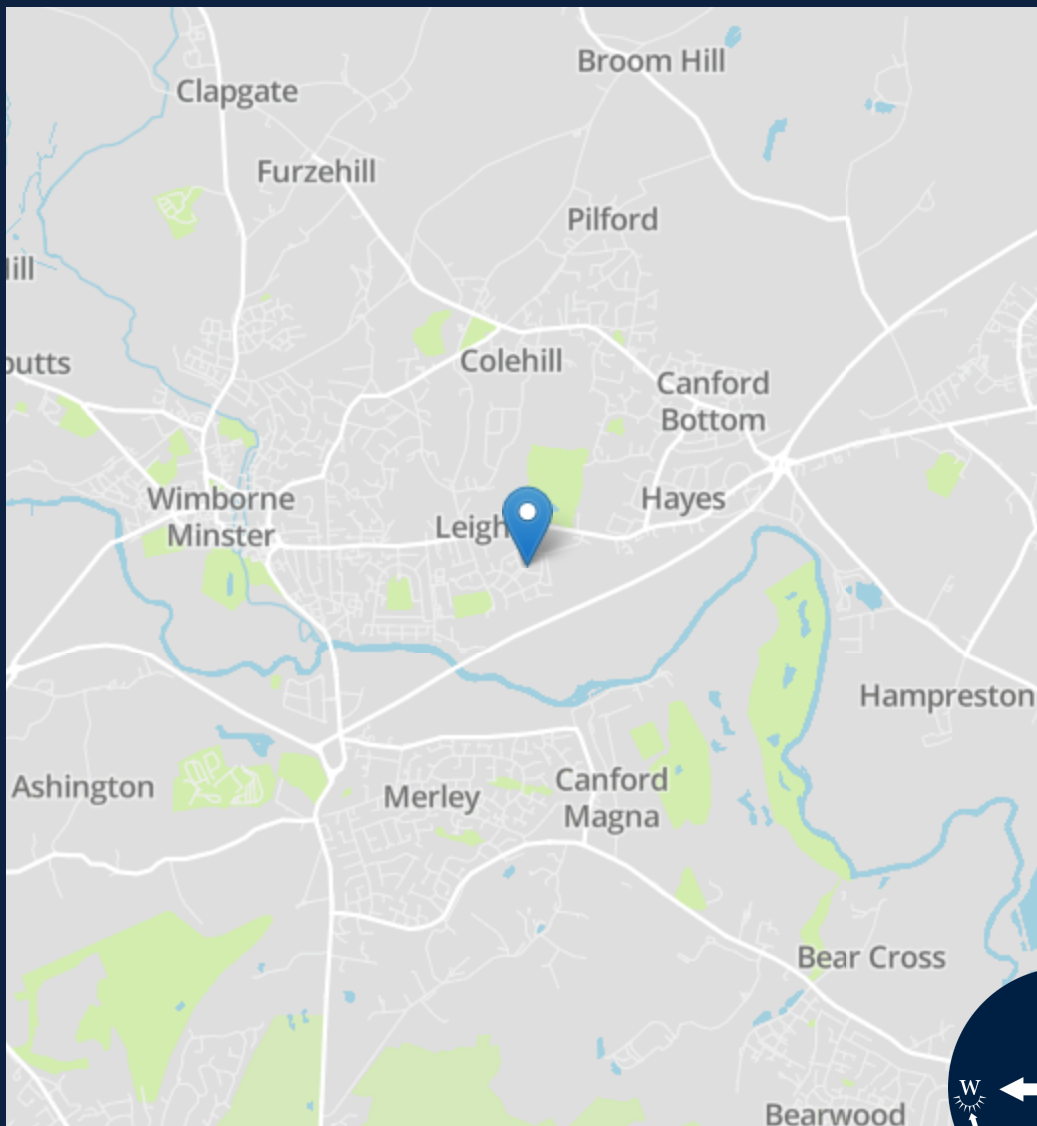


1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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+)	<b>A</b>		
(81-91)	<b>B</b>	90	91
(69-80)	<b>C</b>		
(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	



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