



Asking Price

£550,000

THE ACORNS, WIMBORNE BH21 2EU

Freehold



- ◆ DETACHED BUNGALOW
- ◆ THREE BEDROOMS
- ◆ ENSUITE FACILITY TO BEDROOM
- ◆ TWO RECEPTION ROOMS
- ◆ DETACHED DOUBLE GARAGE
- ◆ PRIVATE AND SECLUDED PLOT
- ◆ GAS FIRED HEATING
- ◆ SOLE AGENTS

A generous and well proportioned, three bedroom, detached bungalow positioned within a quiet and private cul de sac boasting two reception rooms as well as a detached double garage and an en-suite facility to the master bedroom.

Property Description

The Acorns is a secluded development of eight bungalows and this particular property is positioned in the westerly corner on a private and secluded plot. The accommodation is well proportioned and evenly proportioned comprising of a living room, separate dining room, three double bedrooms, family bathroom and en-suite bathroom to one of the bedrooms. Furthermore a conservatory has been added to the living room and the home benefits from being double glazed throughout as well as benefiting from gas fired heating.





Gardens and Grounds

The front garden is primarily laid to a tarmacadam driveway suited to several vehicles and there are well stocked beds, which lay host to a variety of rose bushes and shrubs. To the left hand side of the property there is a detached double garage with an electrically operated up and over style door. The garden wraps around the rear and side elevations of the home with south to south westerly orientation and is predominantly laid to garden and there is an established kitchen garden adjoining the rear of the garage.

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. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, 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: 149.4 sq ft (809 sq m)

Heating: Gas fired (installed in 2007 & serviced annually

Glazing: Double glazed

Parking: Detached double garage

Garden: West facing

Loft: 75% boarded with ladder.

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

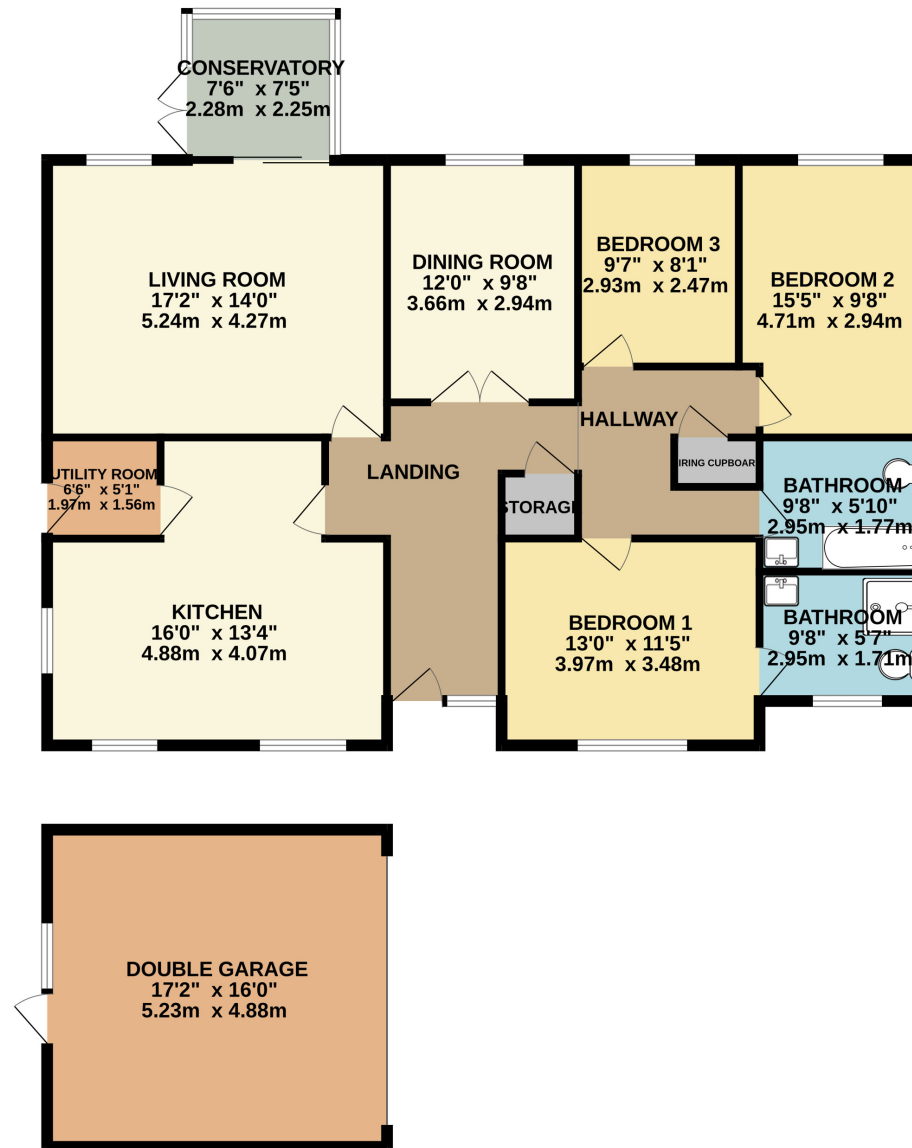
Local Authority: Dorset Council

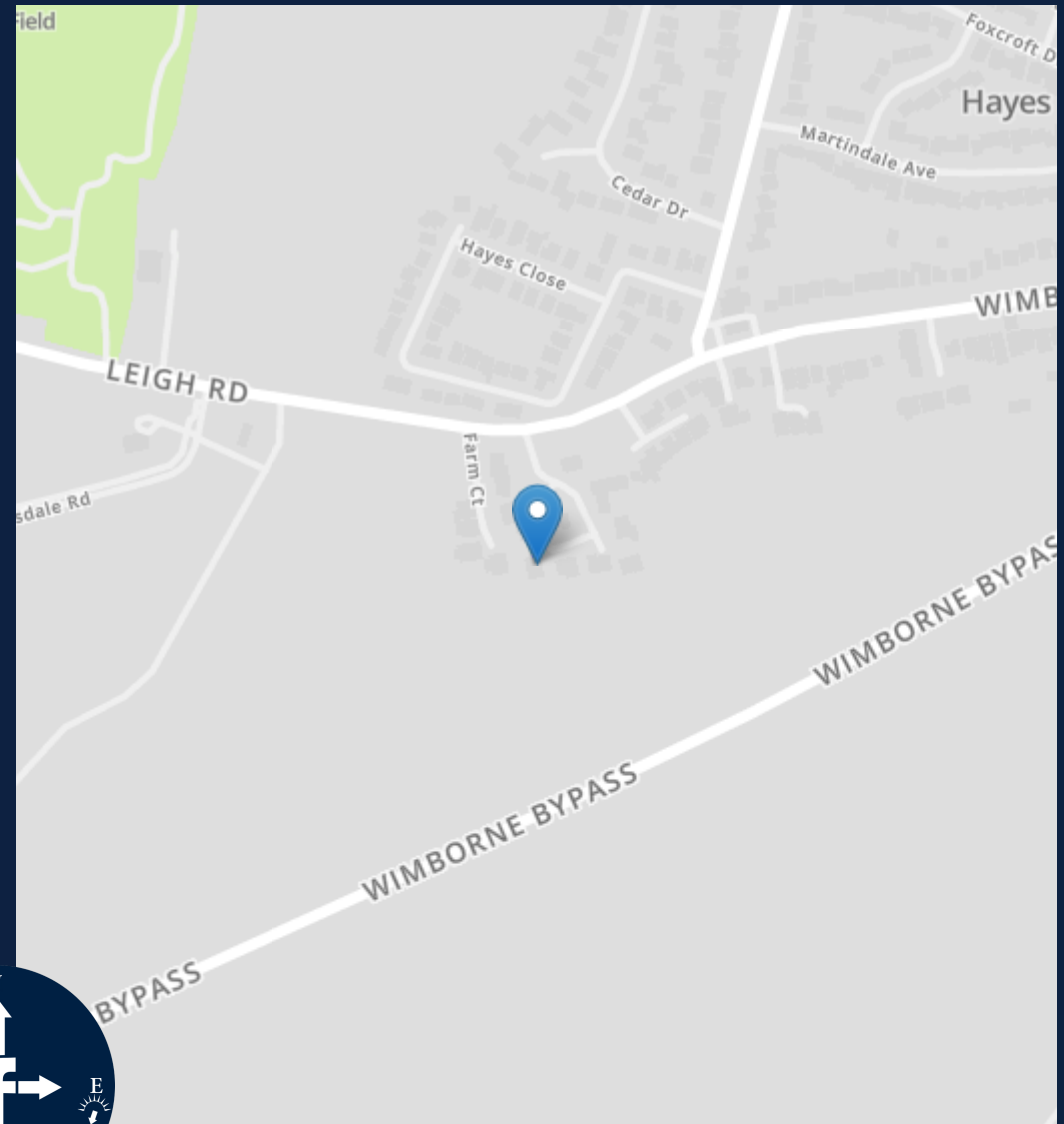
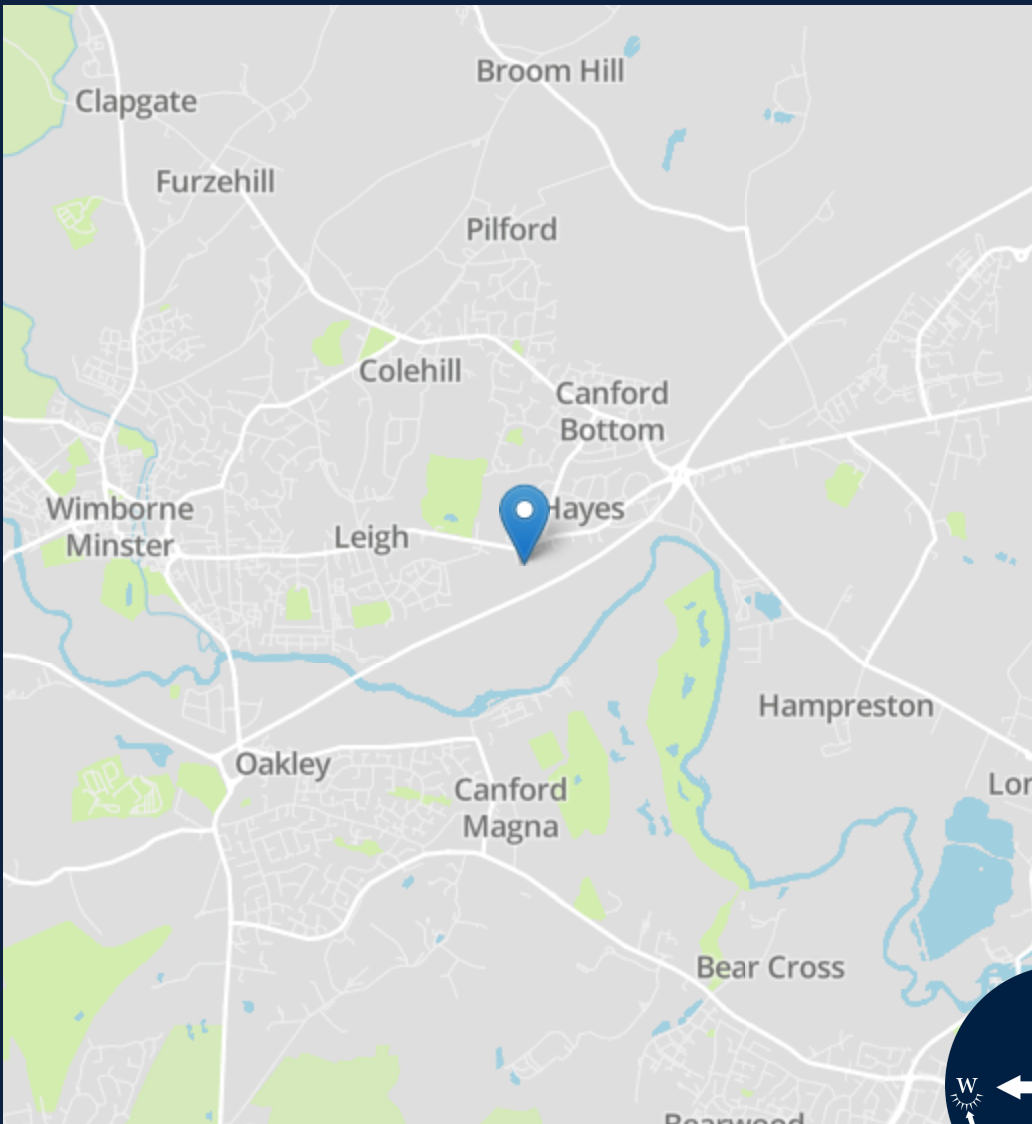
Council Tax Band: F





GROUND FLOOR
1609 sq.ft. (149.4 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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