



*Asking Price*

£495,000

PILFORD HEATH ROAD, WIMBORNE, DORSET BH21 2ND

Freehold







- ◆ **THREE BEDROOMS**
- ◆ **SEMI DETACHED HOUSE**
- ◆ **PRIVATE CORNER PLOT**
- ◆ **GENEROUS OFF ROAD PARKING**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **GAS HEATING**
- ◆ **SOLE AGENTS**
- ◆ **SCOPE TO EXTEND**
- ◆ **PLANNING PERMISSION GRANTED**

A spacious and versatile three bedroom, semi-detached, home positioned on a private plot and boasting well-proportioned accommodation, as well as generous off road parking.

### Property Description

Occupying a generous corner plot between Pilford Heath Road and Lonnen Road, this well-presented home enjoys convenient access to Cannon Hill Plantation, which is within easy walking distance. The ground floor features a bright living space together with a modern kitchen/breakfast room that provides access to the enclosed rear garden, as well as a cloakroom. To the first floor are three bedrooms and a family bathroom. Additional benefits include gas-fired central heating and double glazing throughout. In our opinion, there is scope to extend into the loft (STPP), and the property already benefits from planning permission for a single storey extension (Ref: App P/Hou/2023/06128).









## Garden and Grounds

A pair of tall timber garden gates provide access to the front garden, which is laid to gravel and allows parking for multiple cars. The front garden is bordered by an established laurel hedge at the front, offering a sense of privacy from the road. A side gate leads to a paved patio area and through to the rear garden. The rear garden is mainly laid to lawn with closed panel fencing clearly defining the boundaries, and there is an elevated paved patio that spans the width of the property.

## 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: Approx 1041 sq ft (96.7 sq m)  
Heating: Gas fired (serviced annually)  
Glazing: Double glazed  
Parking: Driveway parking for multiple vehicles  
Garden: South East  
Main Services: Electric, water, gas, drains, telephone  
Local Authority: Dorset Council  
Council Tax Band: C  
Additional Information:

For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

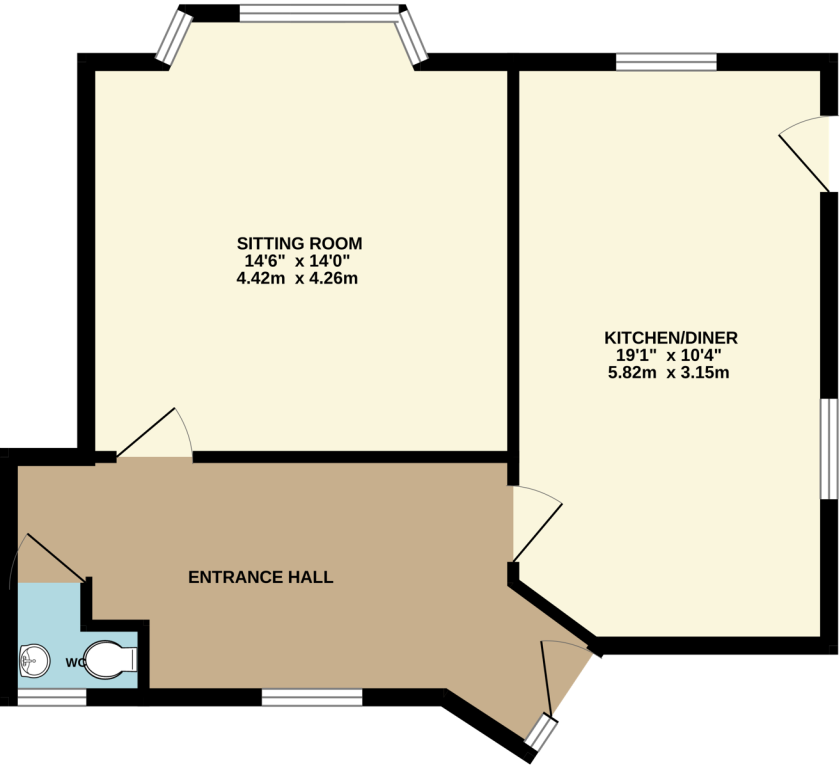




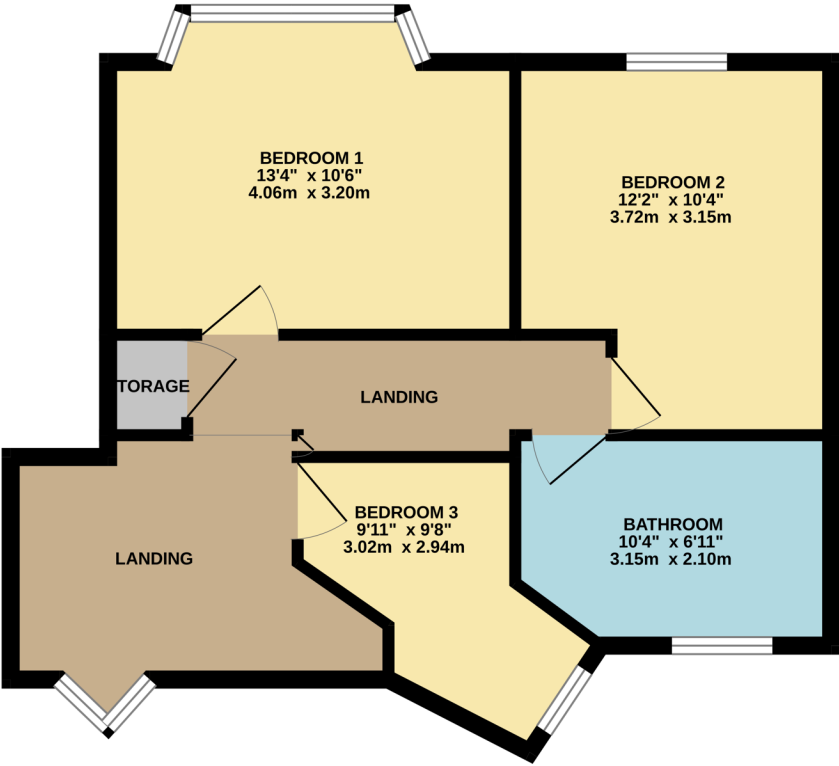




GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.

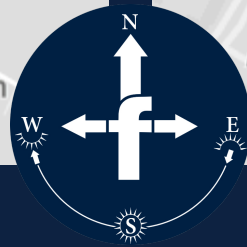
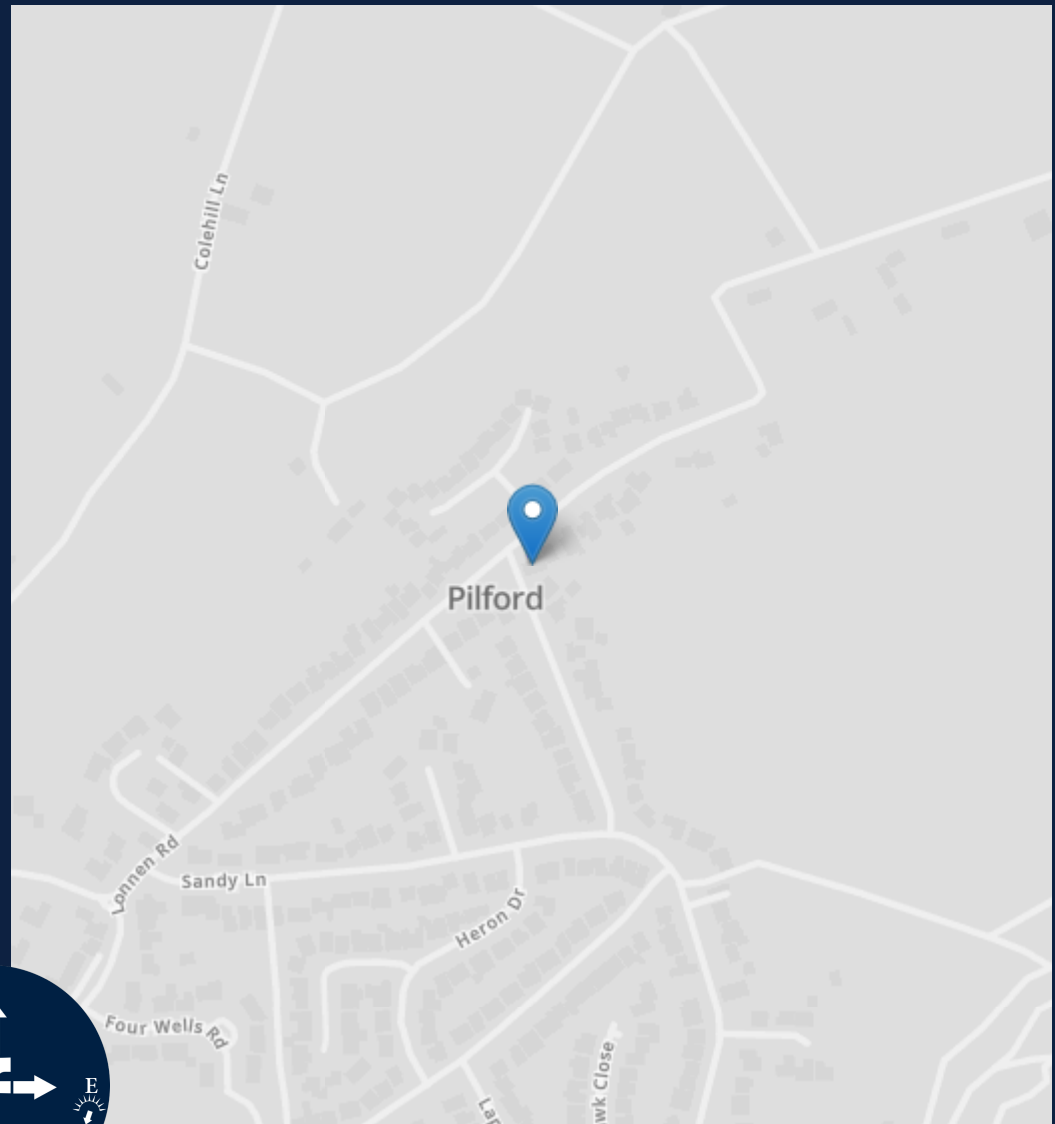
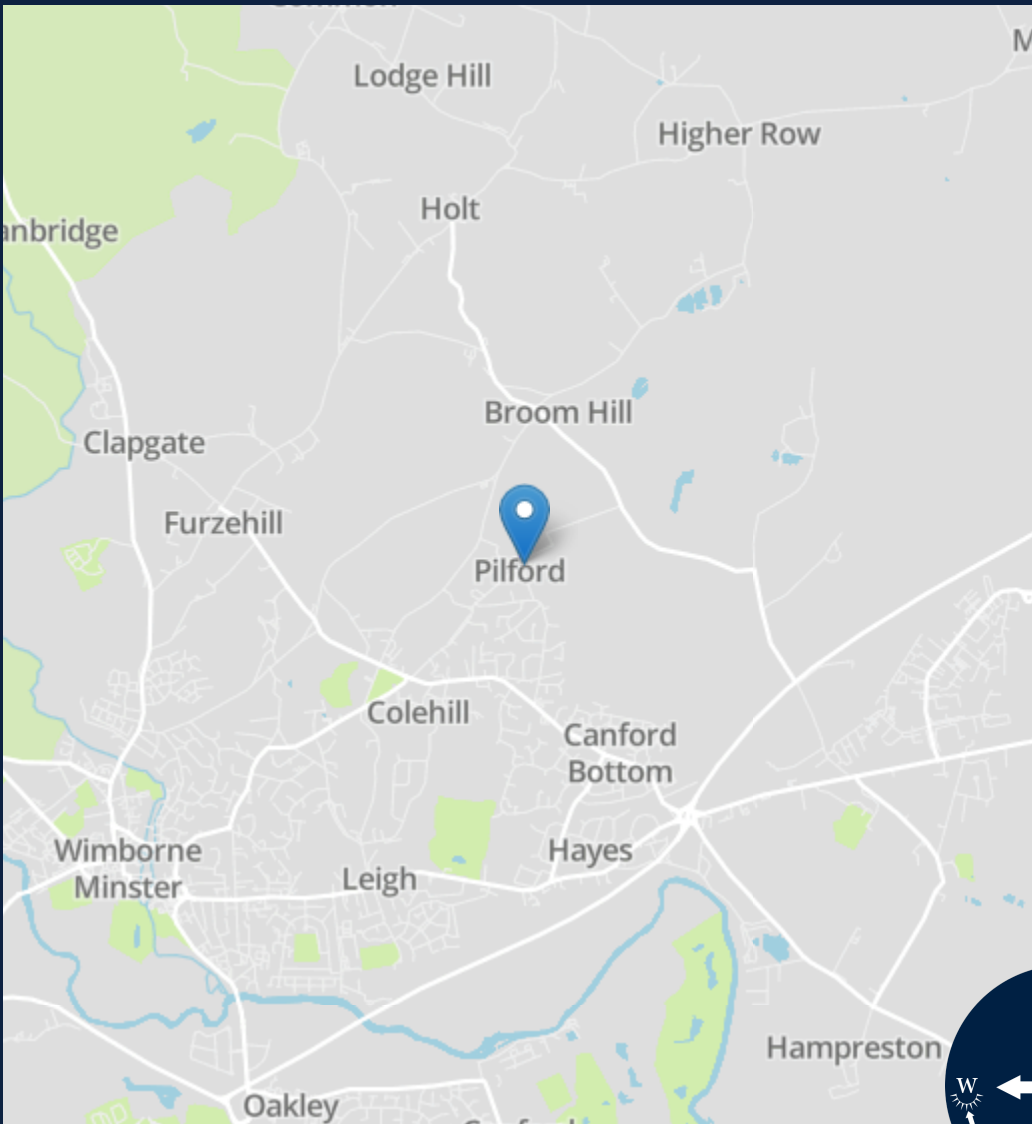


1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.




TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive 2002/91/EC





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