



*Asking Price*

£715,000

HAYES LANE, WIMBORNE BH21 2JA

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ NO FORWARD CHAIN
- ◆ FIVE BEDROOMS
- ◆ THREE BATHROOMS (TWO ENSUITE)
- ◆ DETACHED GARAGE/WORKSHOP
- ◆ CONTEMPORARY FINISHES
- ◆ OPEN PLAN LIVING
- ◆ GENEROUS RECEPTION/HALLWAY
- ◆ SOLE AGENTS



A deceptive and versatile, five bedroom, contemporary, detached chalet bungalow boasting generous reception spaces as well as open plan living and a comprehensive garage/workshop. No forward chain.

## Property Description

Hayes Lane comprises a diverse selection of detached and semi-detached, individual homes and this particular property is positioned on the westerly side giving it a preferred rear aspect. The home has been carefully developed by the current owners to form a deceptive and versatile family home which boasts a contemporary theme throughout. The ground floor accommodation comprises a generous reception hallway with feature return staircase, three of the ancillary bedrooms of which two are doubles, a family bathroom, cloakroom and extensive open plan kitchen, breakfast room and living area which all span the entire rear elevation and benefits from bi-folding patio doors. The living room features freestanding log burner with exposed flu system and adjacent to the comprehensive kitchen is a separate utility room. The first floor accommodation comprises two generous double bedrooms, both benefitting from ensuite shower rooms and featuring gable end glazing and fitted air conditioning units. Furthermore, the home has been double glazed throughout and has gas fired heating which serves both radiators as well as an underfloor installation.





## Gardens and Grounds

The front of the property is entirely laid to a dressed gravel forecourt and provides parking for several vehicles and there is a driveway to the left hand side of the property which in turn gives access to the rear garden via a pair of wood built garden gates. The driveway continues into the rear garden a gives clear vehicular access to the detached garage complex which spans the rear boundary of the property. The garage building has a roller shutter style single garage door and could easily be used as a workshop, studio or home office as it has the benefit of power, networking and provisions for water and waste. The rear garden is primarily laid to a kept lawn and there is a patio area spanning the rear elevation 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: 2730 sq ft (253.7 sq m)

Heating: Gas fired (combi) boiler installed 2018. Serviced annually

Glazing: Double glazed

Loft: 100% boarded

Parking: Driveway & detached garage/workshop

Garden: South West

Main Services: Electric, water, gas, drains

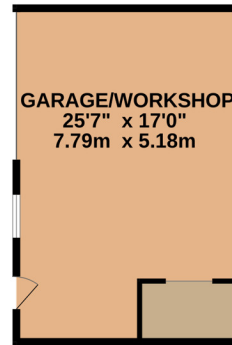
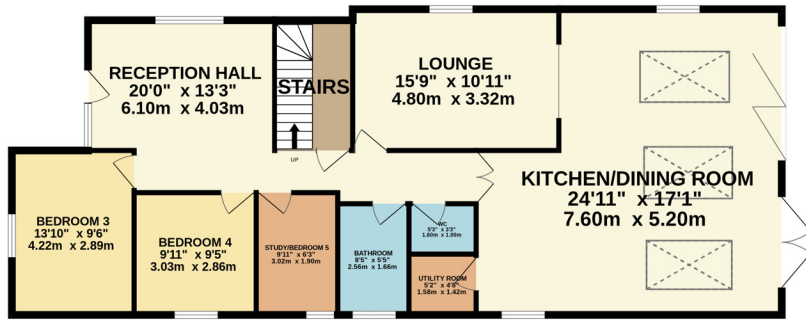
Local Authority: Dorset Council

Council Tax Band: D

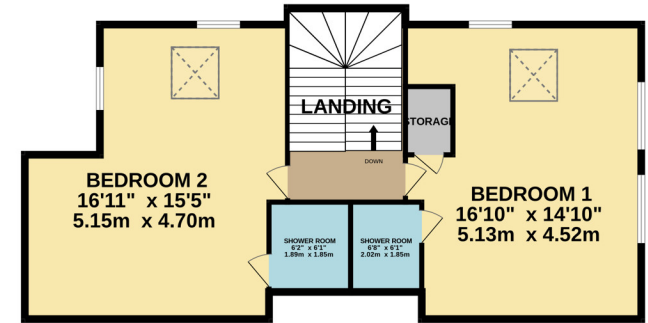




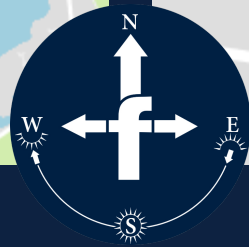
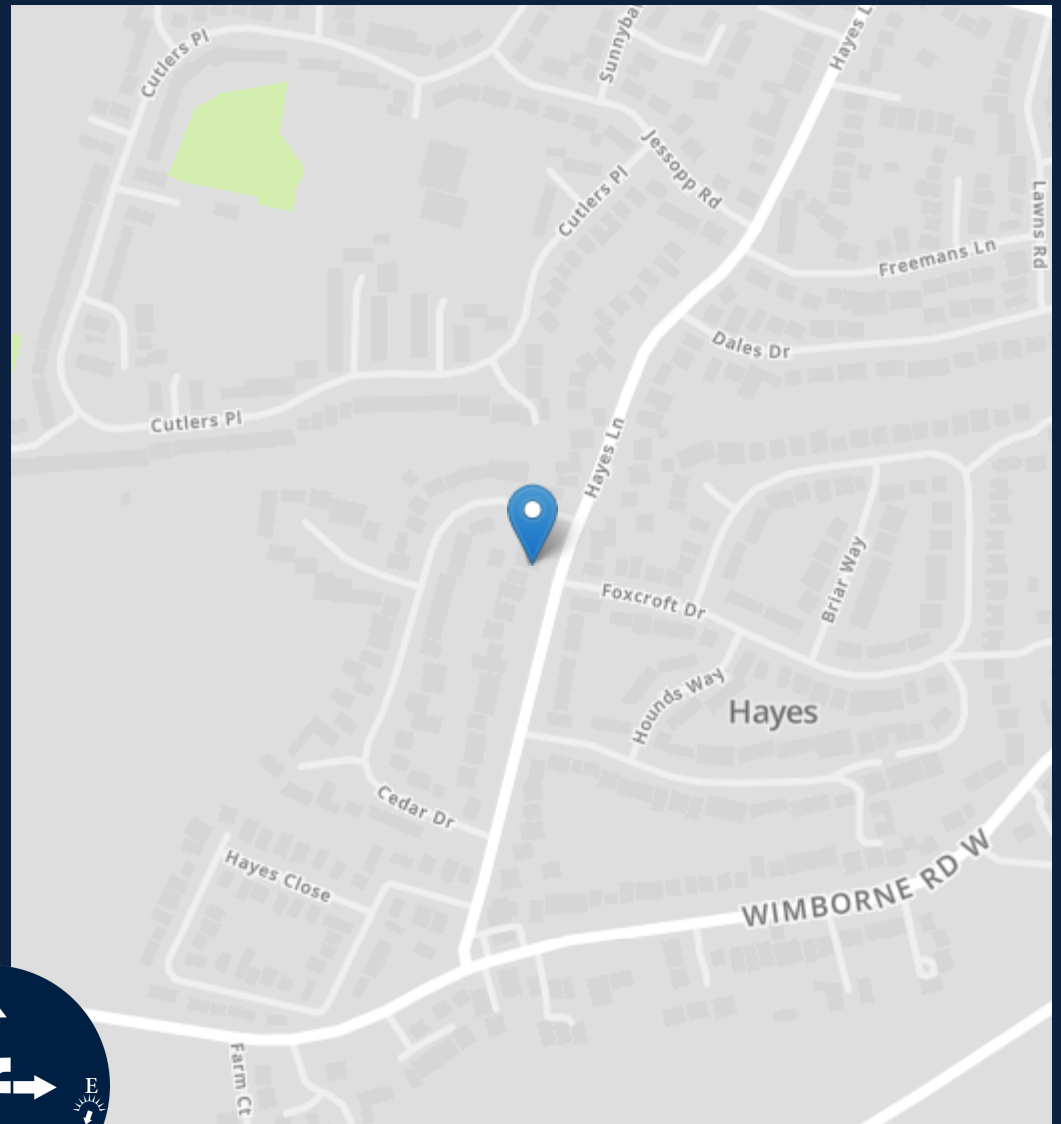
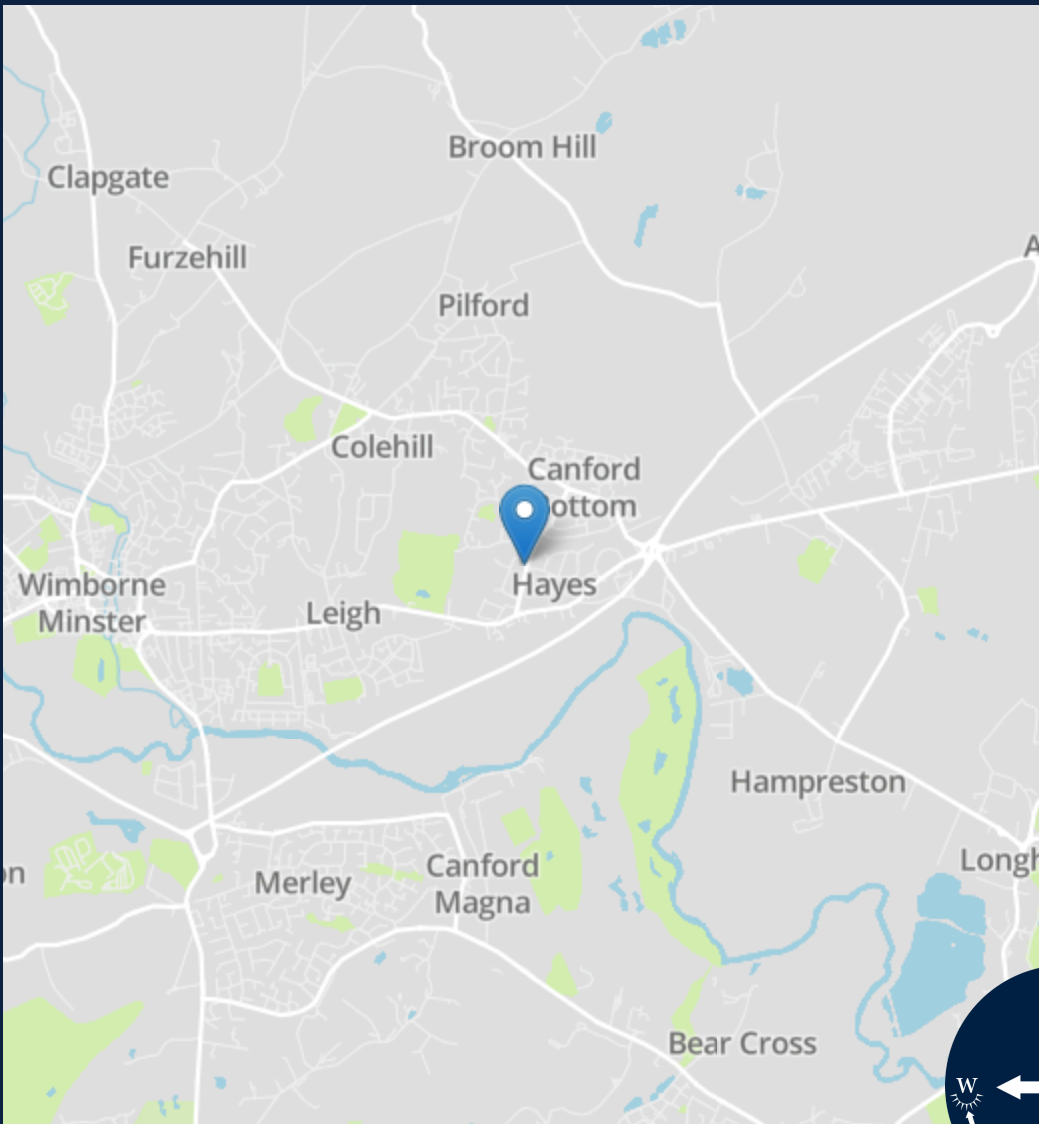
GROUND FLOOR  
1735 sq.ft. (161.1 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2730 sq.ft. (253.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	76
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	83

England, Scotland & Wales

EU Directive 2002/91/EC



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