

*Asking Price*

£475,000

Freehold

SORREL LANE, WIMBORNE MINSTER, WIMBORNE, DORSET  
BH21 4FE





- ◆ **SEMI-DETACHED HOUSE**
- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **TWO BATHROOMS**
- ◆ **VENDOR SUITED**

A four bedroom, semi-detached town house within a popular modern development, benefiting from two bathrooms, a detached garage, off road parking and walled garden.

## Property Description

Located within the popular Cranborne Chase Development, this home is positioned on a corner plot and is within walking distance of Wimborne Town Centre, local shops and restaurants. This particular property benefits from a welcoming living room, which offers access to the enclosed rear garden, modern fitted kitchen with a selection of base and eye level units and four double bedrooms, which are serviced by a family bathroom and shower room.

Furthermore the home benefits from being double glazed throughout and has gas fired heating.

## Outside

The rear garden is defined by closed panel fencing and brick built walls. The garden is split into three areas with a patio spanning the rear elevation of the property, a grass lawn and there is an elevated deck area towards the rear boundary. Beyond there is a detached garage with an up and over style door along with power and light. In front of the garage there is off road parking suited to one vehicle .

## 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.

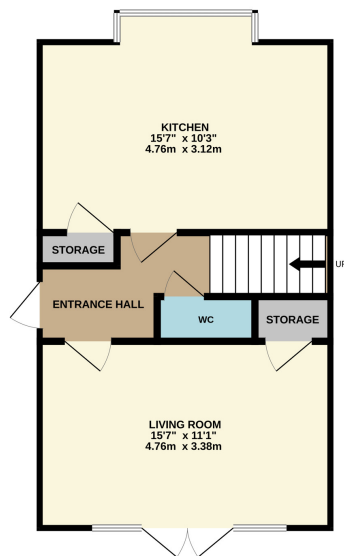


Size: 1249 sq ft (116 sq m)  
 Heating: Gas fired  
 Glazing: Double glazed  
 Parking: 1 parking space & det. single garage  
 Garden: North East  
 Main Services: Electric, water, gas, drains, telephone  
 Local Authority: Dorset Council  
 Council Tax Band: D  
 Additional Information:

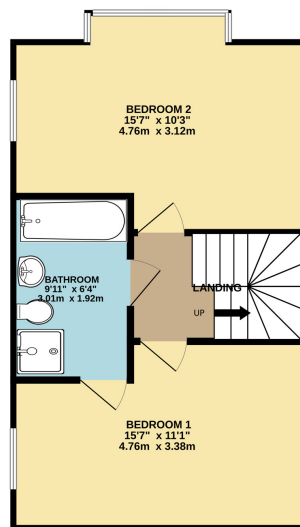
For information on broadband and mobile signal, please refer to the Ofcom website.

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

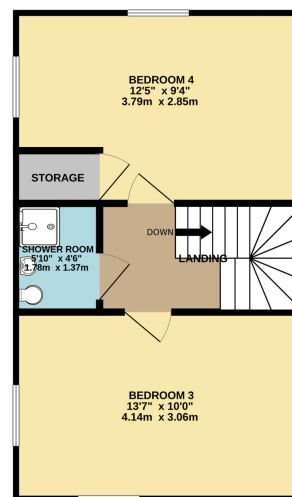
GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



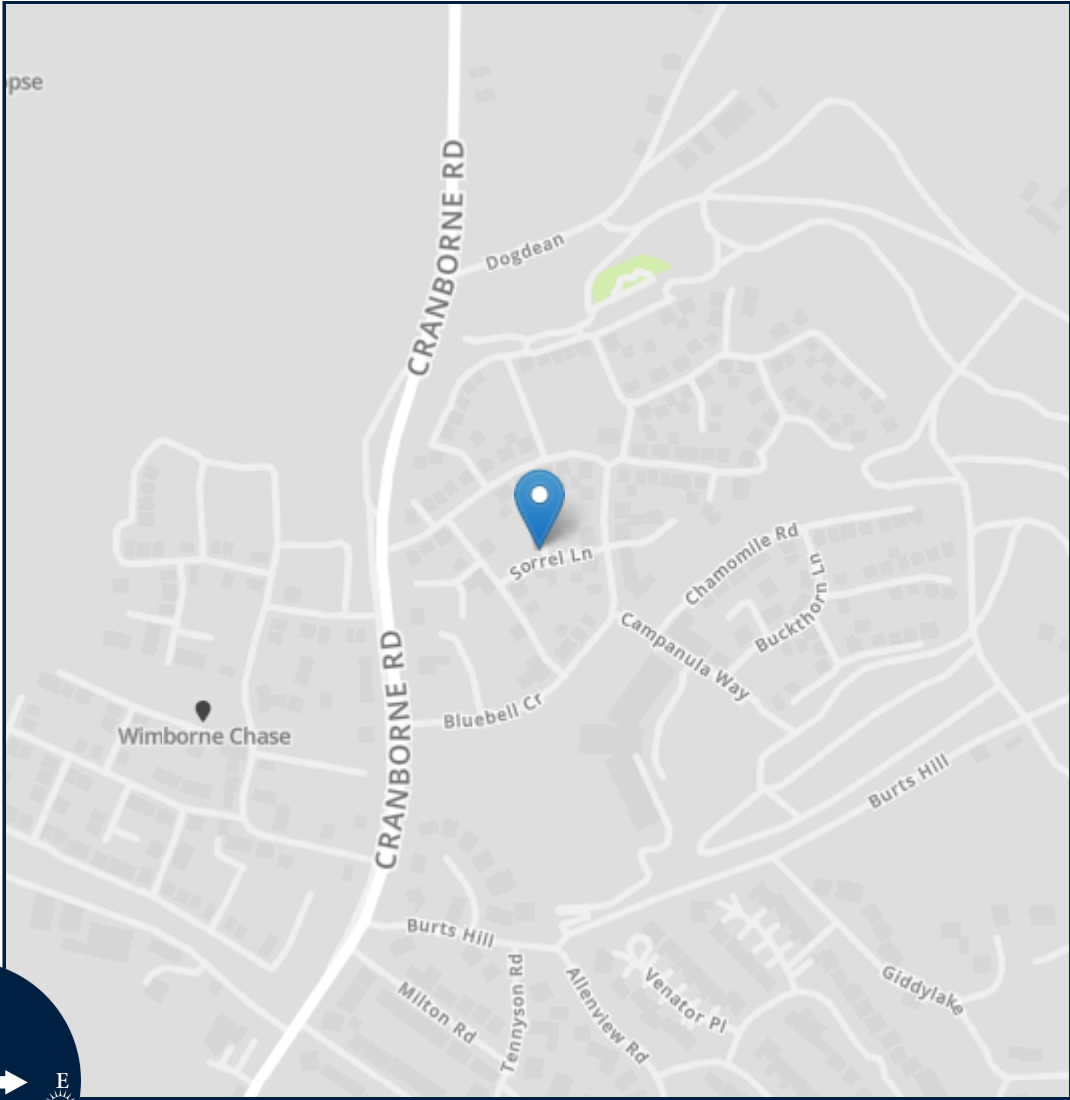
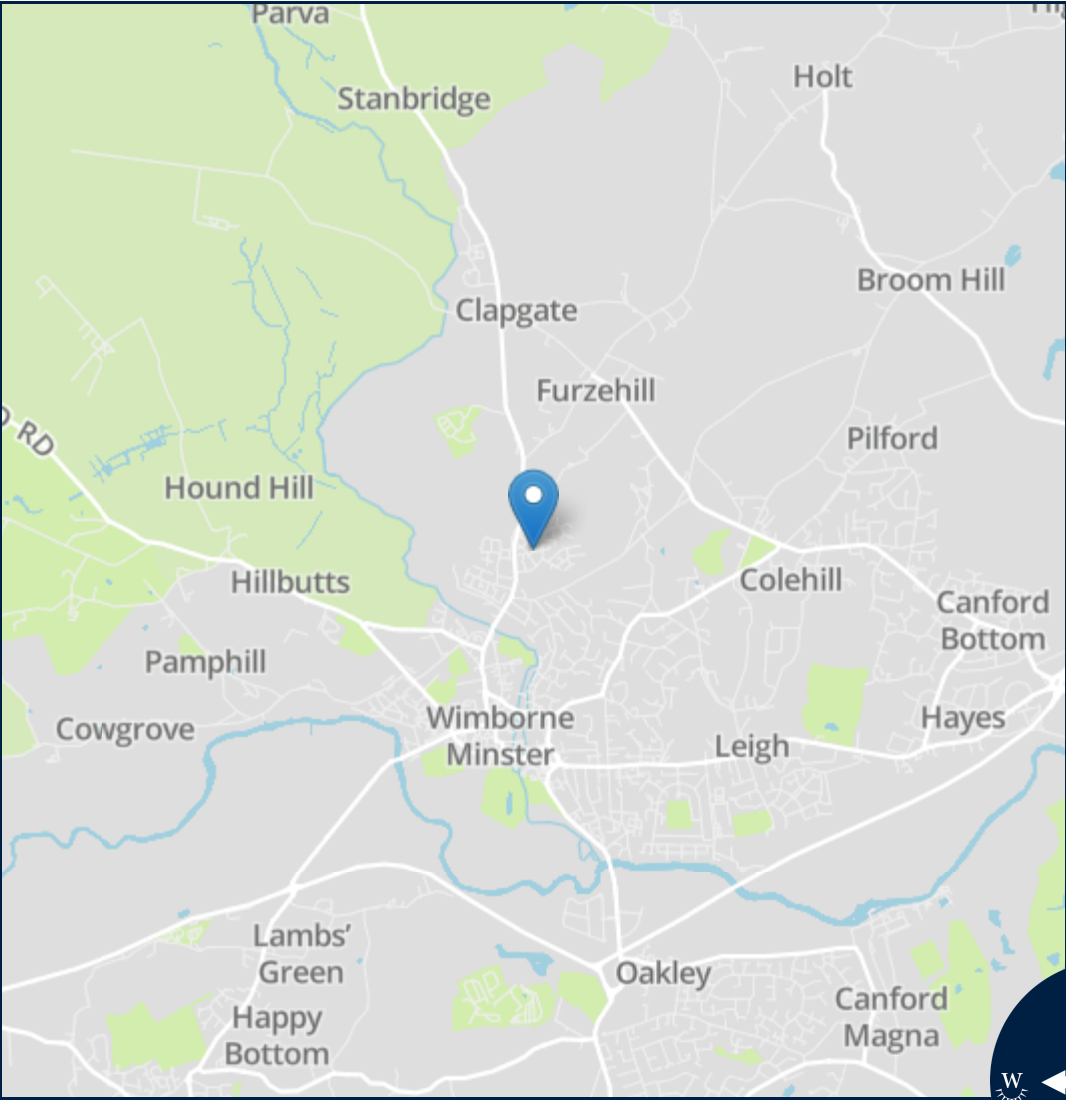
2ND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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>		93
(81-91) <b>B</b>	84	
(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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