

FOR SALE
01202 880000
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Asking Price

£449,950

DALES DRIVE, WIMBORNE BH21 2JS

Freehold



- ◆ SEMI - DETACHED HOUSE
- ◆ FOUR BEDROOMS
- ◆ SOUTH FACING GARDEN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SINGLE DETACHED GARAGE
- ◆ MODERN FITTED KITCHEN
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ LANDSCAPED GARDEN
- ◆ SOLE AGENTS

A four bedroom, semi-detached, family home within the heart of Colehill boasting a south facing rear garden with driveway parking and a single garage.

Property Description

Dales Drive is set within the popular and sought after area of Colehill and located within walking distance to local amenities, schools and pubs. This particular home has been thoughtfully extended to create an open living space with the rear garden having recently been landscaped to create a bright and welcoming area.

The accommodation comprises a welcoming entrance hall, which benefits from in-built storage solutions, modern fitted kitchen with a selection of base and eye level cabinetry and a sleek marble effect worktop. The living and dining space offers dual aspect views over the front garden with UPVC Doors from the rear of the home which lead onto the modern raised patio. The second and third bedroom are located on the ground floor, both of which have views over the rear garden, both of these bedrooms are serviced by a separate shower room. Additionally, you have a separate utility room to complete the downstairs accommodation.

On the first floor you have the main bedroom and second bedroom/home office with the additional benefit of an upstairs shower room. Furthermore, the home benefits from gas fired heating and is double glazed throughout.





Gardens and Grounds

The front garden has been hard landscaped for convenience and there is a generous tarmaceden forecourt suited to several vehicles. The driveway extends to the right hand side of the property and in turn provides access to a detached single garage which has the benefit of an up and over style door. There is a pedestrian gate between the garage and the home which provides access to the rear garden which has also been extensively landscaped to create an elevated paved patio which spans the rear elevation of the home and the majority of the garden has been laid to artificial lawn.

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: 1474 sq ft (136.9sq m)

Heating: Gas fired heating

Glazing: Double glazed

Parking: Off road parking and garage

Garden: Front and rear

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

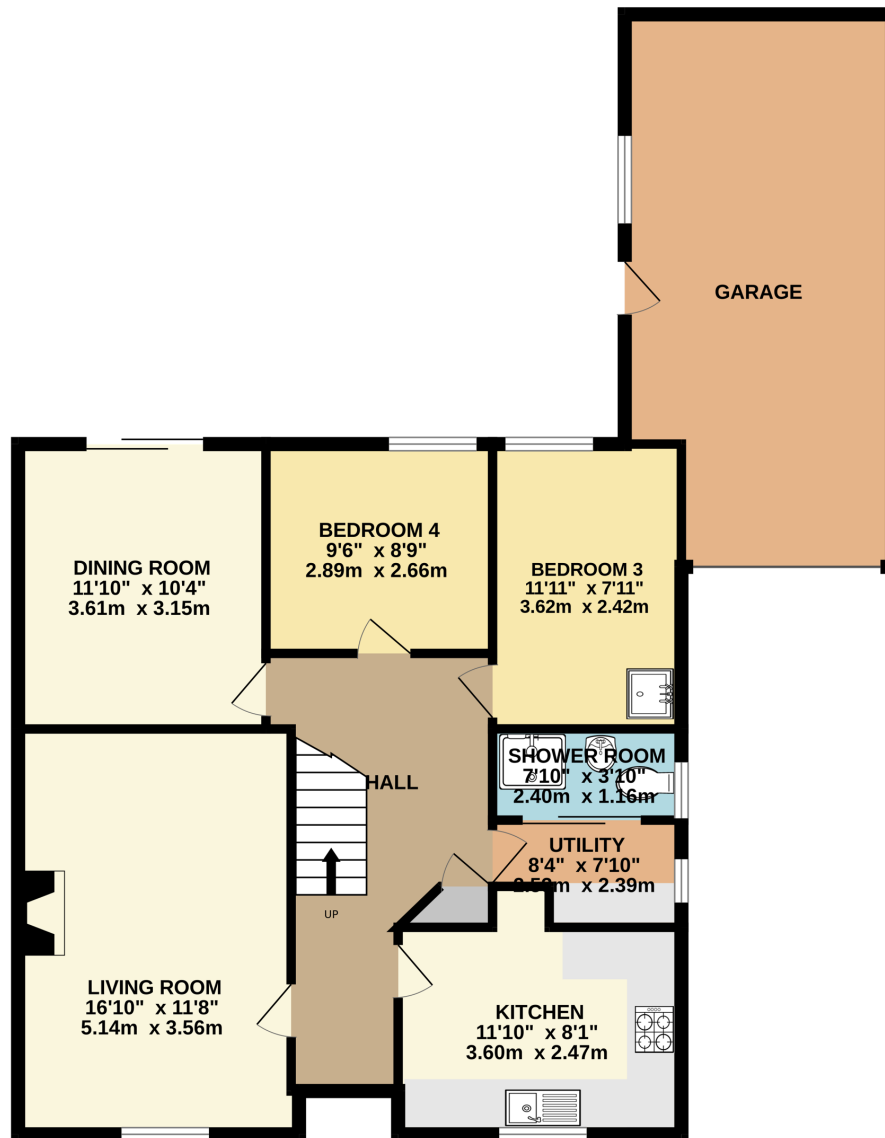
Local Authority: Dorset Council

Council Tax Band: D

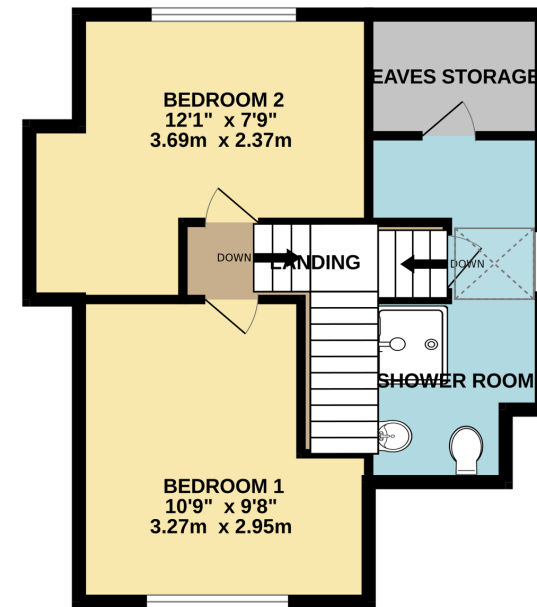


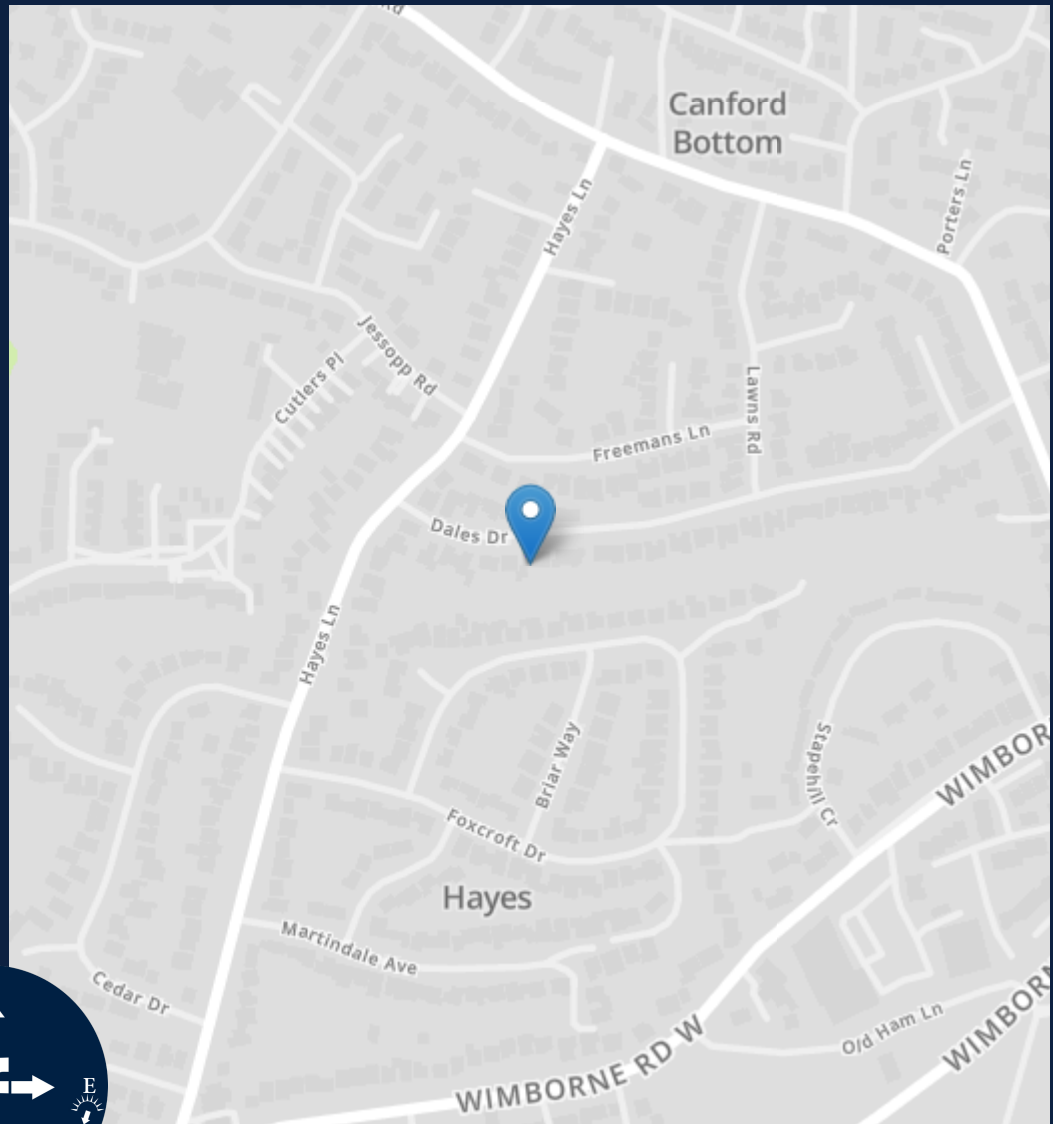
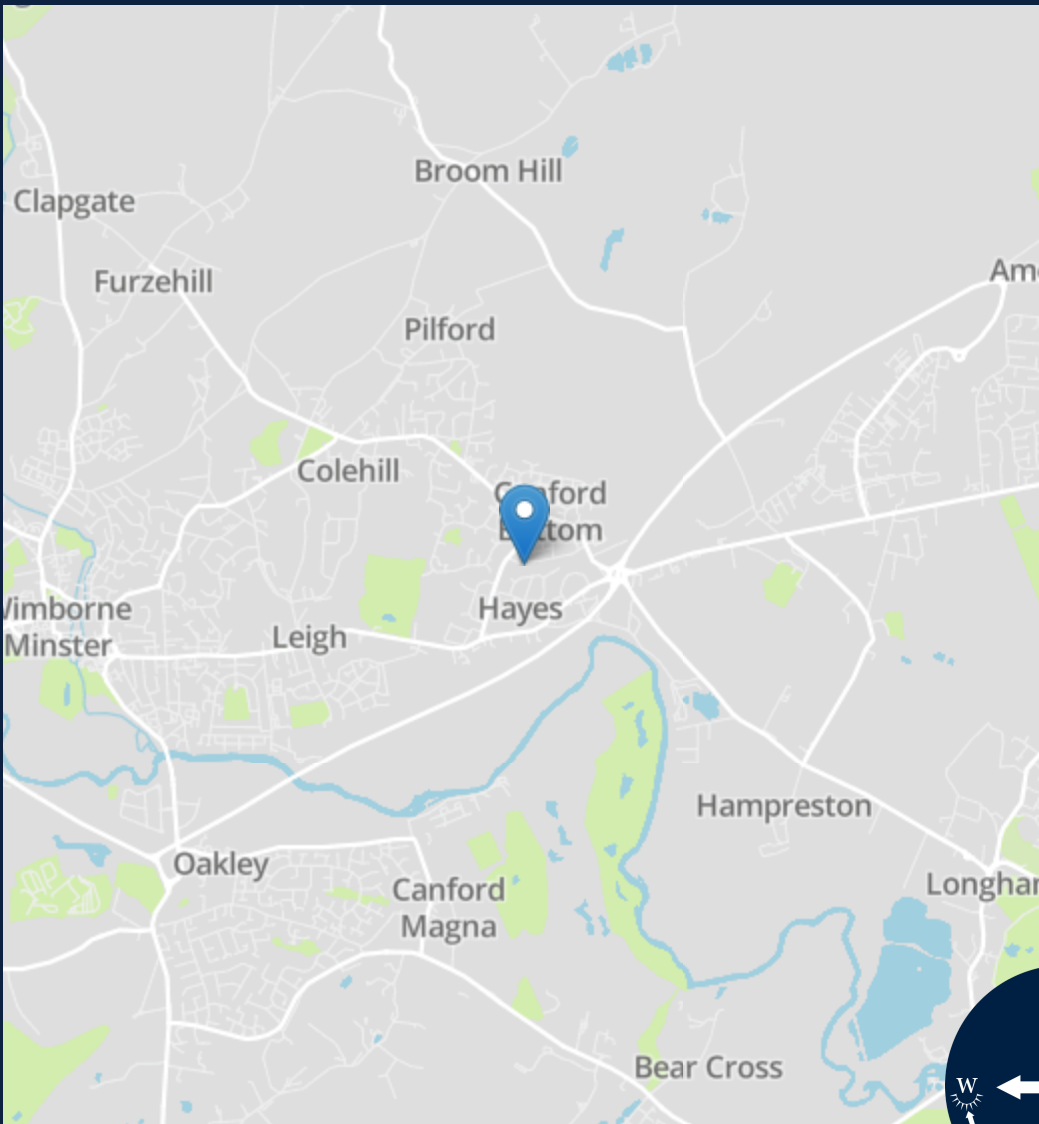


GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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