



Asking Price

£650,000

GLYNVILLE ROAD, WIMBORNE BH21 2SH

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ THREE RECEPTION ROOMS
- ◆ GENEROUS OFF ROAD PARKING
- ◆ DETACHED SINGLE GARAGE
- ◆ GAS FIRED HEATING
- ◆ ORANGERY STYLE BREAKFAST ROOM
- ◆ SOLE AGENTS

A deceptive, four bedroom, three reception room, chalet style bungalow within the heart of Colehill boasting generous off road parking as well as a detached garage, scope to create an annex and a private, easterly facing rear garden.

Property Description

The property is situated towards the beginning of the road and is within easy reach of both Colehill First, Hayeswood and St Michaels Schools. The home has been sympathetically updated by the current vendors over the course of the last ten years and the home provides versatile accommodation, which comprises of an open plan lounge/dining room, separate reception room, open plan kitchen with a glazed orangery-style breakfast area, two double bedrooms and family bathroom to the ground floor, and there are two further double bedrooms and a family shower room to the first floor. The property is entirely double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is entirely laid to a gravel driveway which spans the front elevation of the home and leads to the right hand side of the property that in turn provides access to the detached single garage, which is concealed behind wood-built gates. The driveway is suited to several vehicles and there is an EV charging point. The rear garden is primarily laid to a kept lawn and there is a patio area spanning the rear elevation of the home, which can be easily accessed from the breakfast area through bi-folding doors. There are two further areas of hard standing immediately behind the garage and to the side of the property, and there is a covered carport.

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.

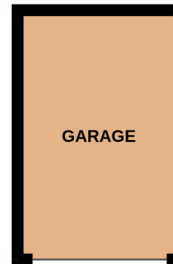
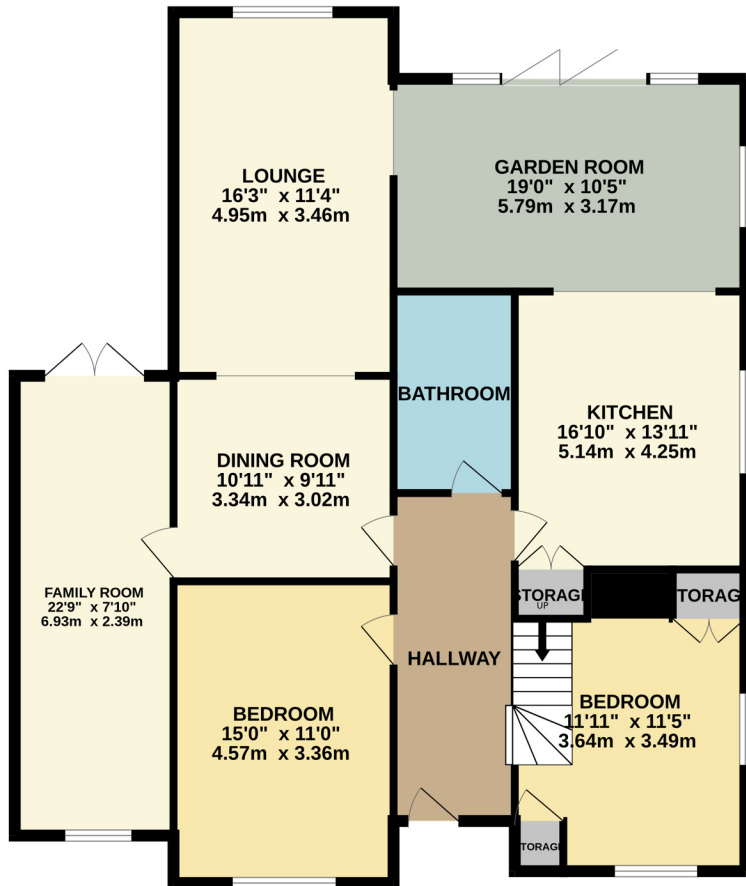


Size: 1943 sq ft (180.5 sq m)
Heating: Gas fired (combi) serviced annually installed 2015
Glazing: Double glazed
Parking: Driveway & single garage
Loft: Yes. 100% boarded.
Garden: East facing
Main Services: Electric, water, telephone, gas, drains
Local Authority: Dorset Council
Council Tax Band: E
Additional 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

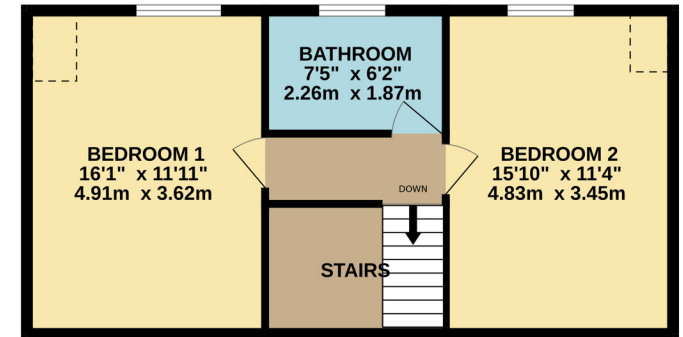




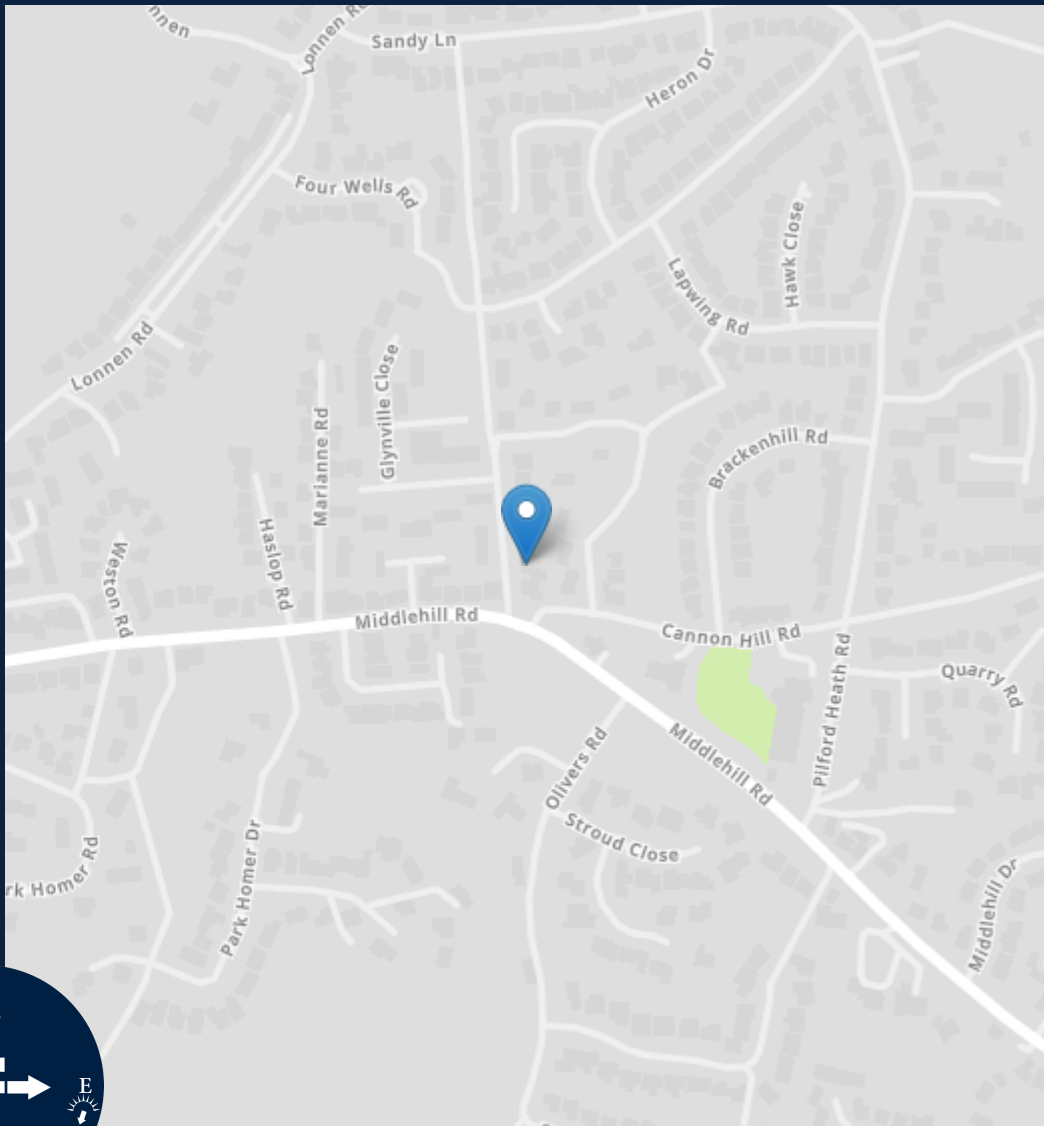
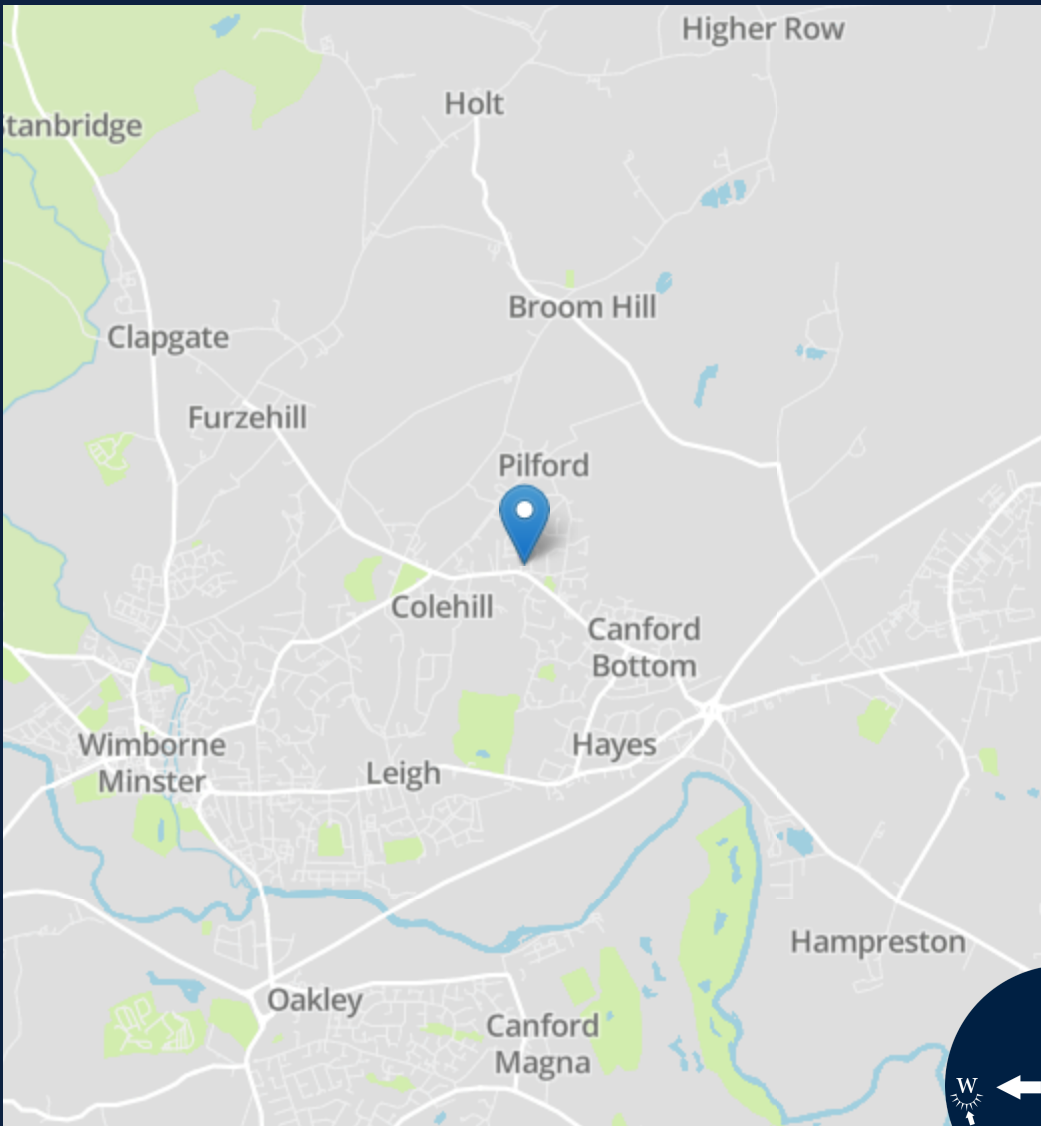
GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



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