

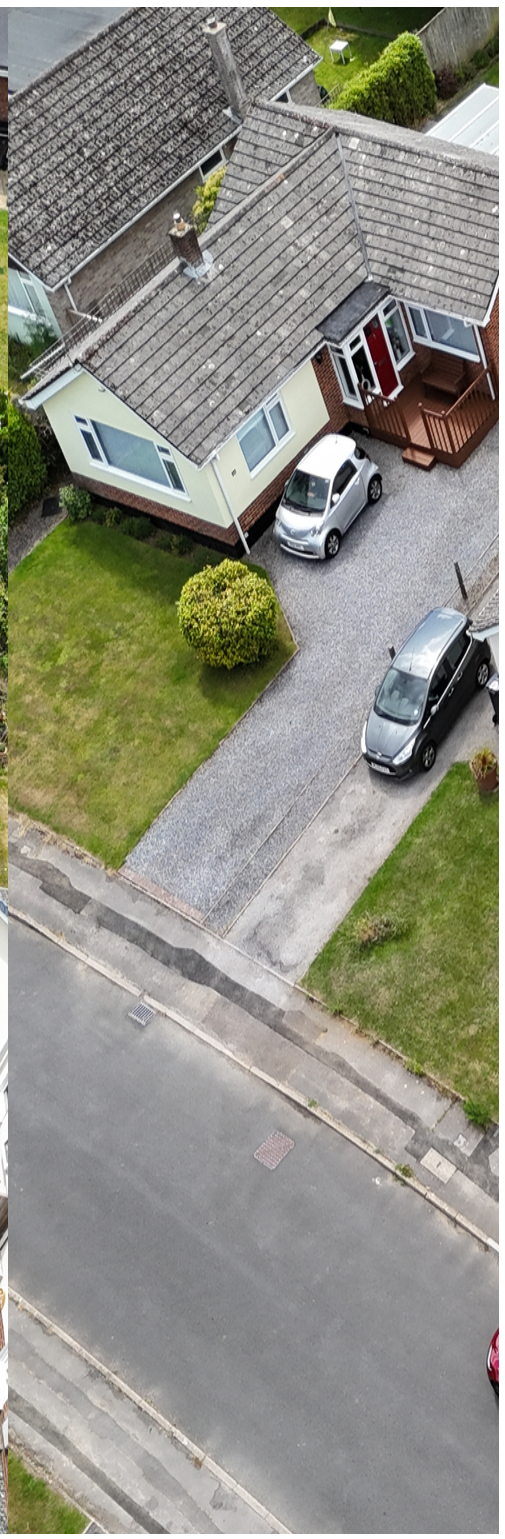


Offers in Excess of

£560,000

BROOKSIDE ROAD, WIMBORNE, DORSET BH21 2BL

Freehold



- ◆ **DETACHED CONTEMPORARY BUNGALOW**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **GAS FIRED UNDERFLOOR HEATING**
- ◆ **WESTERLY ASPECT GARDEN**
- ◆ **QUIET CUL DE SAC LOCATION**
- ◆ **DETACHED GARAGE & OFF ROAD PARKING**
- ◆ **EN-SUITE FACILITY**

A well proportioned and newly renovated, three bedroom bungalow situation on a spacious plot and located on the outskirts of Wimborne Town Centre.

Property Description

Located only a leave walk from Wimborne Town Centre and within preferred school catchment qualifications this contemporary three bedroom detached bungalow. Brookside Road is a quiet residential cul de sac and this particular home sits on the westerly side. Having been thoroughly renovated throughout the home benefits from a contemporary interior and has been extended offering generous open plan living spaces. At the heart of the home is a modern fitted kitchen, thoughtfully designed with a selection of base and eye level cabinetry, in-built appliances, and a quartz style worktop. The kitchen is open plan with an area which could be used for dining or living and from here a square arch leads into the bright and spacious living area which has a rear aspect and French patio doors that lead out into the garden. All three bedrooms are well-proportioned, offering flexibility for family life, guests, or a home office. The bedrooms are served by both a modern fitted bathroom as well as an en-suite facility to the principal bedroom. Furthermore property offers Cat5 cabling throughout which gives it versatility with streaming and home networking and there is a solar installation with battery storage which dramatically improves the efficiency of the home not to mention the energy costs. Thermostatically controlled underfloor heating throughout and pressurised domestic hot water system compliment this comprehensive, turn-key bungalow.

Entrance Hallway

The central hallway provides a sense of space from the minute you step across the threshold and is finished with an LVT wood effect flooring. Low voltage LED powered spot lights to ceiling, thermostatic control for underfloor heating as well as television aerial connection point and a generous double cupboard which houses the boiler, underfloor heating manifold as well as providing hanging and storage.





Kitchen

6m x 4.96m (19' 8" x 16' 3") Smooth set ceilings with low voltage LED spotlights and three tulip pendants over breakfast bar. LVT wood effect flooring which continues from the entrance hallway. The modern fitted kitchen has been thoughtfully designed with a selection of base and eye level cabinetry and quartz style roll top work surface with an inset stainless steel sink and mixer tap . The kitchen incorporates in-built appliances which include washing machine, dish washer and fridge freezer, double oven and Induction hob with extraction hood over. The work surfaces extend to incorporate a breakfast bar with space for four stools.

Living Room

7m x 3.56m (23' 0" x 11' 8") Smooth set ceilings with low voltage LED spotlights. LVT wood effect flooring which continues from the entrance hallway. . Rear aspect, double glazed window and double patio doors to the rear garden. Modern floating TV unit with television aerial connection point, RJ45 connection and power points.

Master Bedroom

5.11m x 3.59m (16' 9" x 11' 9") Front aspect double glazed window. Smooth set ceiling with ceiling light point.

En-suite Shower Room

Side aspect, obscure, double glazed window. Smoth set ceiling with low voltage LED spolights lights. Fully tiled throughout and the suit comprises of a Low level WC, pedestal wash hand basin with mixer table and enclosed shower cubical with fitted, mains fed, shower unit with mixer tap.

Bedroom Two

2.85m x 2.84m (9' 4" x 9' 4") Side aspect double glazed window, smooth set ceilings withi ceiling light point.

Bedroom Three

2.83m x 2.69m (9' 3" x 8' 10") Side aspect, double glazed window. Smooth set ceilings with ceiling light point.

Family Bathroom

2.41m x 2.86m (7' 11" x 9' 5") Side aspect, obscure, double glazed window. Smooth set ceiling with low voltage LED spotlights. Fully tiled throughout and the bathroom suite comprises of an enclosed bath with mixer tap, double walk-in shower with glazed partition, mixer tap and over head shower. Low level WC and pedestal wash hand basin with hot and cold taps.

Gardens and Ground



Size: 1051 sq ft (97.7Sq m)

Heating: Gas combi boiler with underfloor heating

Glazing: Double glazed throughout

Parking: Driveway parking for multiple cars and a single garage

Garden: South Westerly facing

Loft: Yes. Lighting.

Main Services: Gas, electric, water, drains

Local Authority: Dorset Council

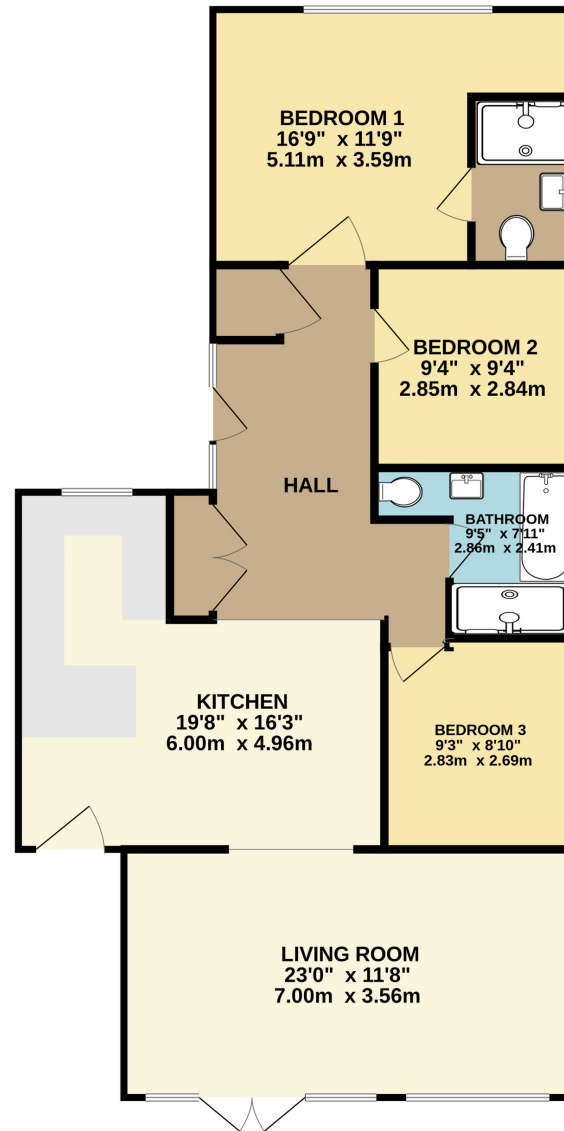
Council Tax Band: E

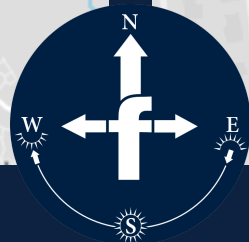
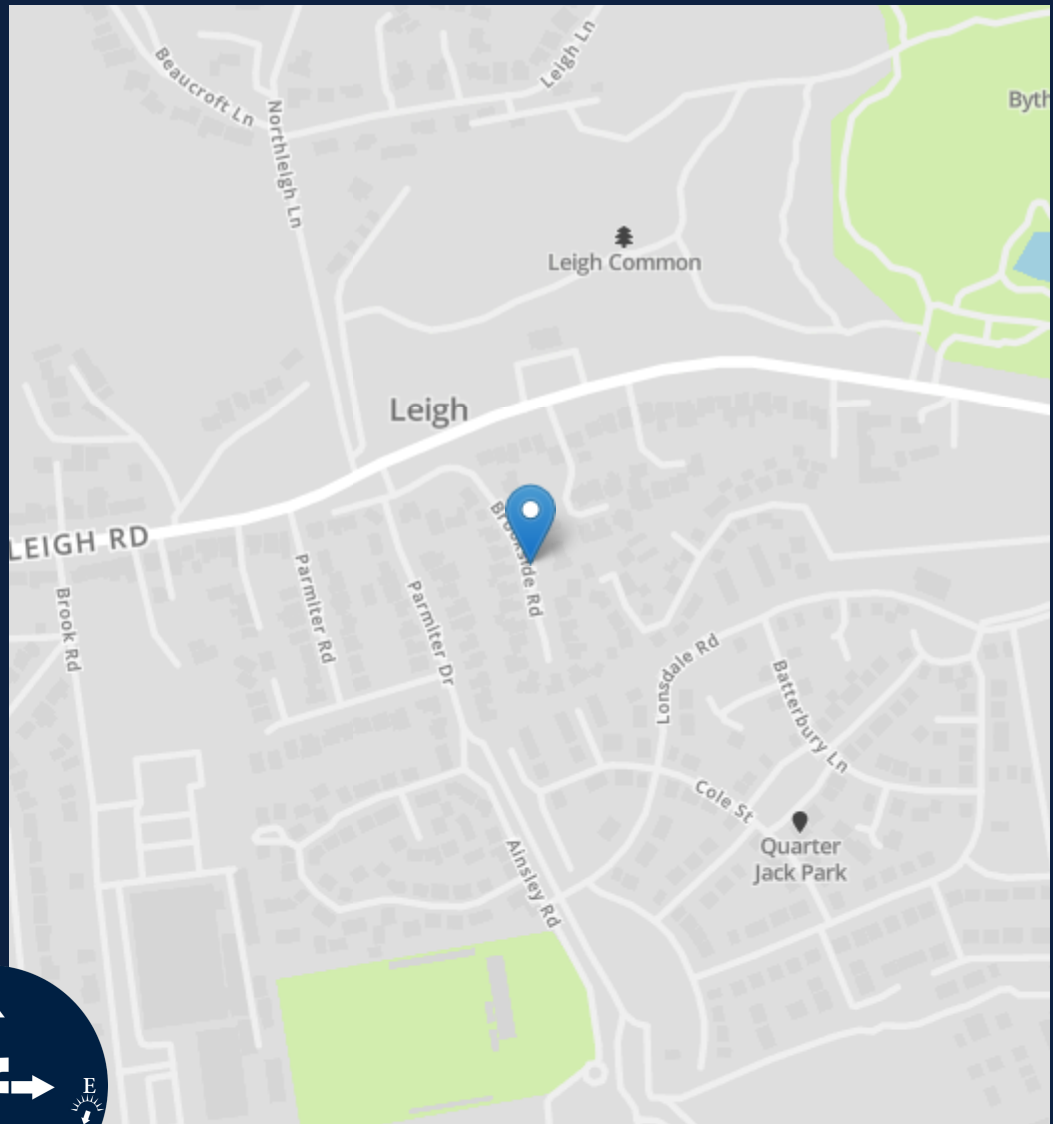
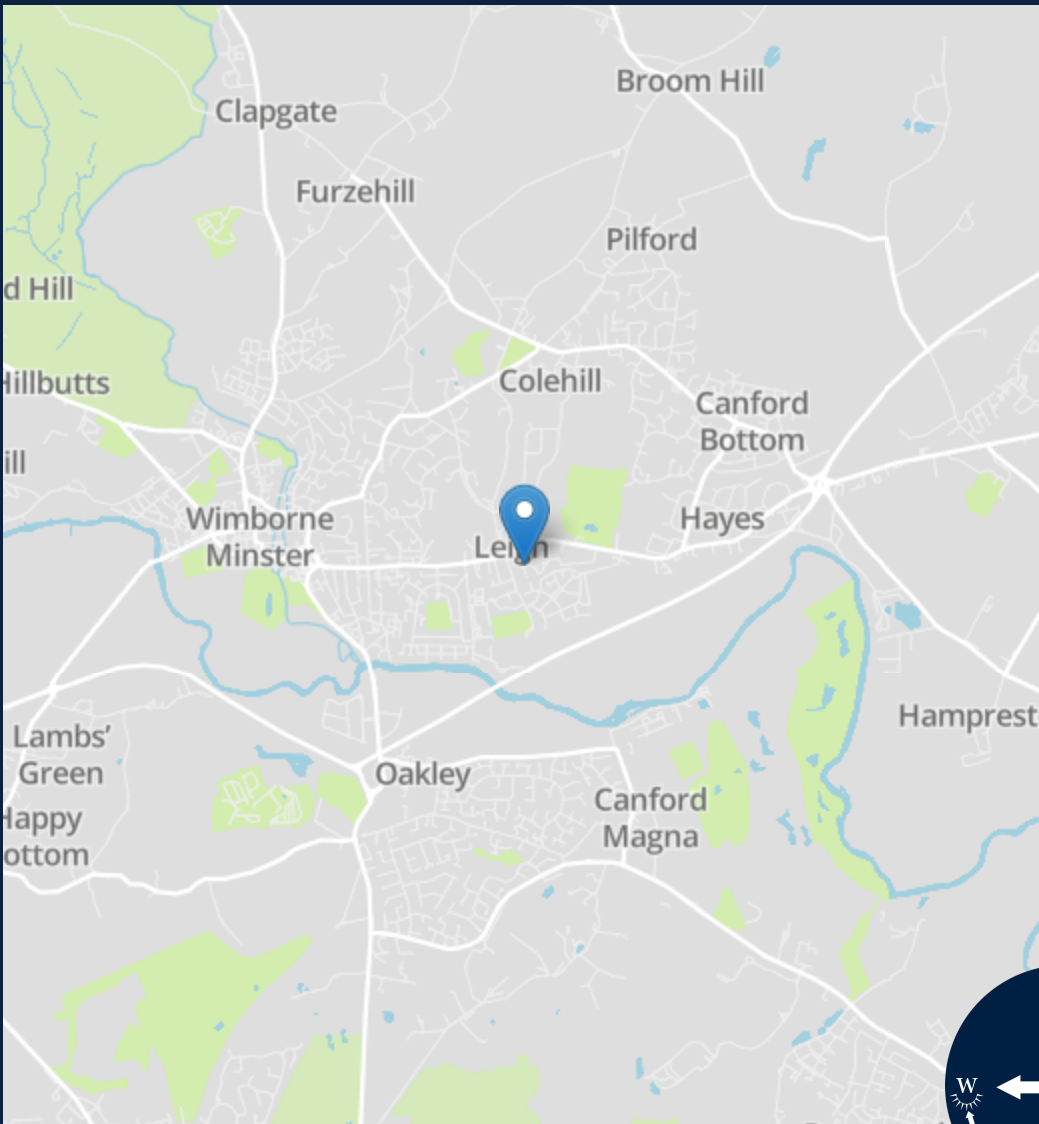
Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website.For information relating to flood risk, please refer to gov.uk





GROUND FLOOR
1051 sq.ft. (97.7 sq.m.) approx.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000