



Asking Price

£595,000

WIMBORNE ROAD WEST, WIMBORNE BH21 2DQ

Freehold



- ◆ DETACHED HOUSE
- ◆ GENEROUS PARKING AND GARAGE
- ◆ EXTENDED MODERN KITCHEN
- ◆ FOUR BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ ENSUITE TO MASTER BEDROOM
- ◆ DETACHED GARAGE
- ◆ SOLE AGENTS

A deceptive and generous four bedroom detached house with scope to be easily reconfigured and boasting versatile off road parking as well as a detached double garage.

Property Description

This light and airy home offers well proportioned and generous accommodation, which comprises of a large reception room with front and rear aspects along with a separate reception room with a feature fireplace. The kitchen has been tastefully updated and extended to include a morning room/breakfast area and utility room and there is a ground floor cloakroom. A return staircase gives access to an impressive central landing and there are four bedrooms of which one benefits from an ensuite facility and there is a sizeable family bathroom.





Gardens and Grounds

The front garden is laid to a tarmacadam driveway suitable for several vehicles and a driveway leads to the left hand side of the property which in turn gives access to the detached double garage. The rear garden has a sizeable patio spanning the rear elevation and the garden is primarily laid to a kept lawn. There is also a separate workshop.

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 dating back over 50 years 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:1676 sq ft (155.7 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Off road and garage

Main services: gas, water, electric, drains

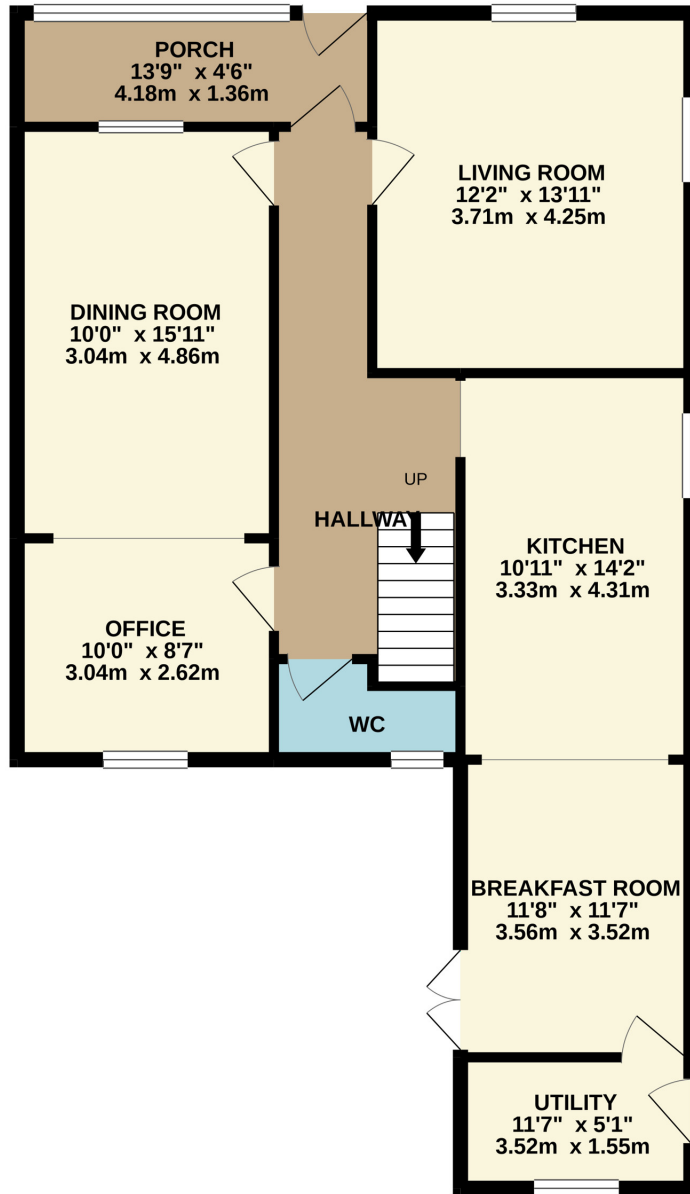
Local authority: Dorset Council

Council Tax Bands: E

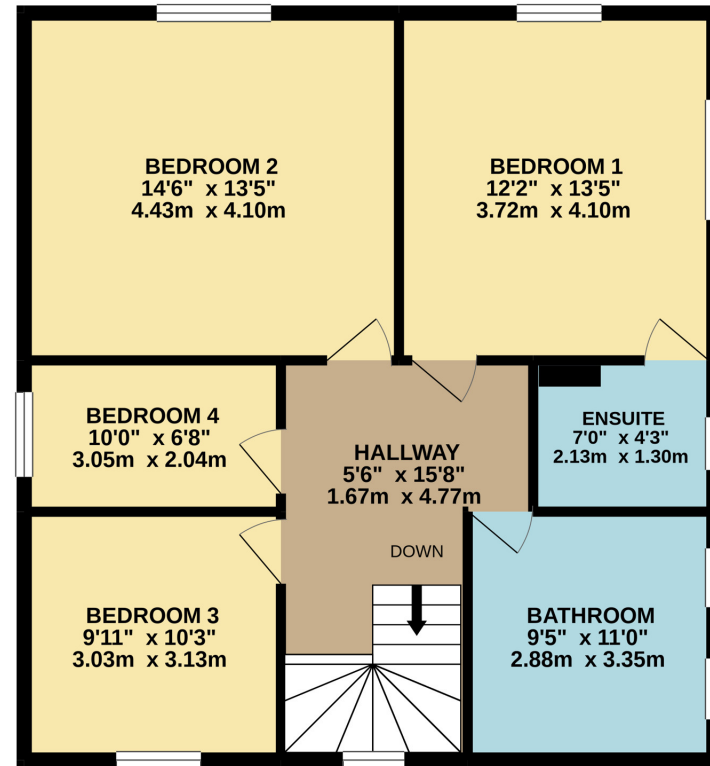




GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.

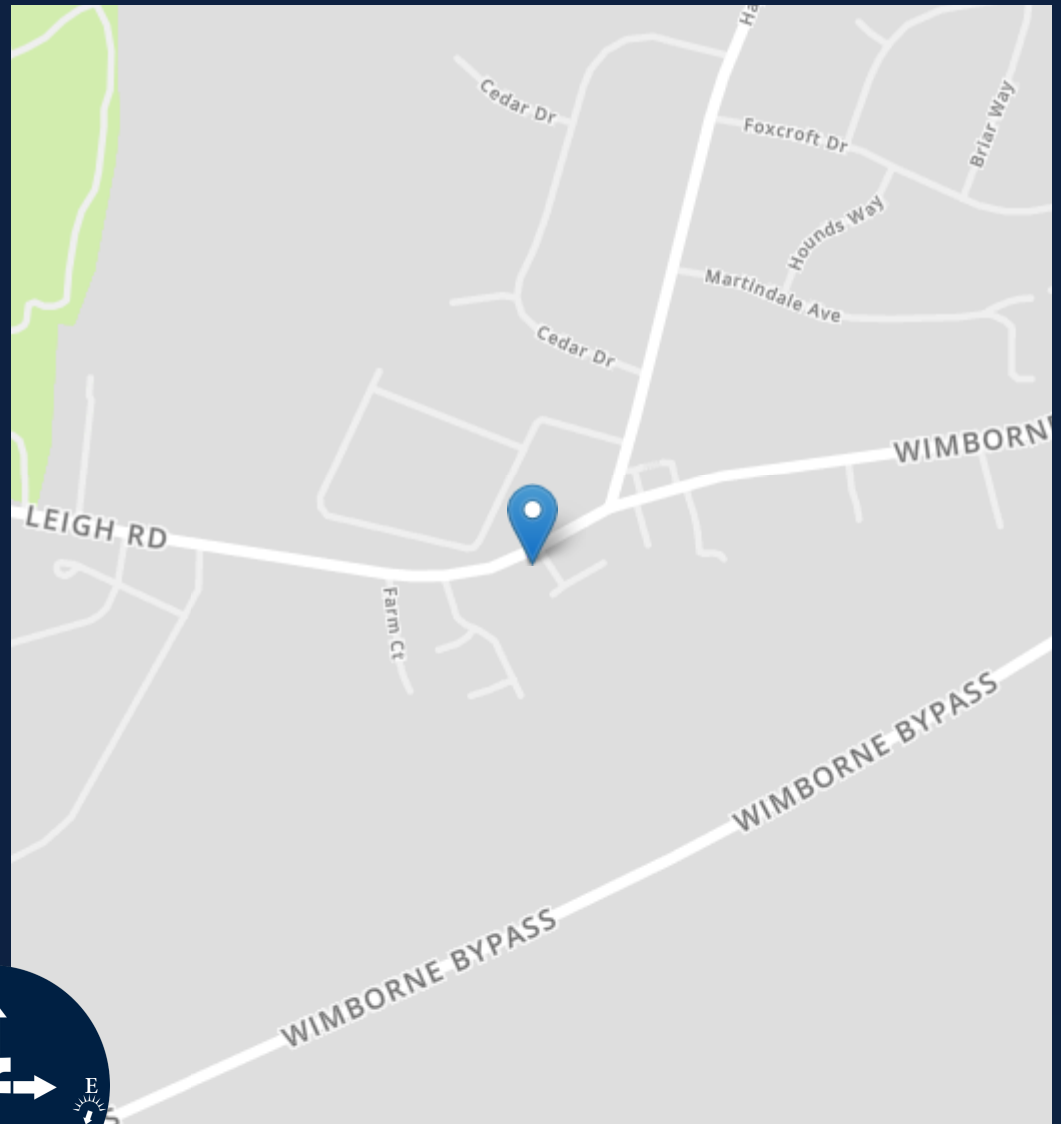
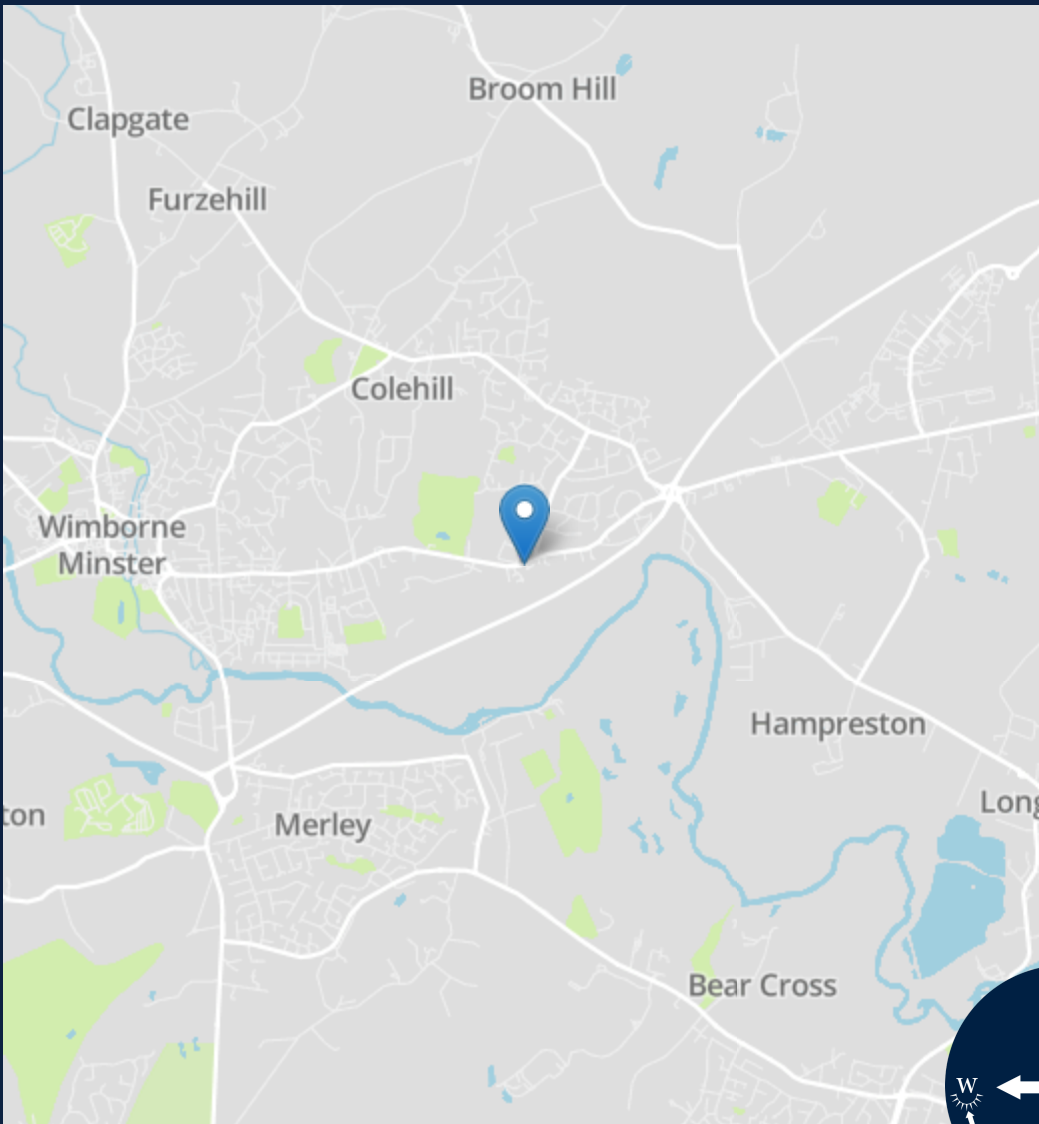


1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
Very energy efficient - lower running costs A (92-100)	
Energy efficient - lower running costs B (81-91)	
Energy efficient - lower running costs C (69-80)	
Energy efficient - lower running costs D (55-68)	
Energy efficient - lower running costs E (39-54)	
Energy efficient - lower running costs F (21-38)	
Not energy efficient - higher running costs G (1-20)	
	80
	66

England, Scotland & Wales

EU Directive 2002/91/EC



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