



FOR SALE
ESTATE AGENTS
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Asking Price

£530,000

PARMITER WAY, WIMBORNE, DORSET BH21 2BS

Freehold



- ◆ DETACHED BUNGALOW
- ◆ FOUR DOUBLE BEDROOMS
- ◆ CUL DE SAC LOCATION
- ◆ VENDOR SUITED
- ◆ GENEROUS OFF ROAD PARKING
- ◆ SOUTHERLY ASPECT REAR GARDEN
- ◆ PURPOSE BUILT CONSERVATORY
- ◆ SOLE AGENTS

A modern, four bedroom, detached bungalow boasting a purpose built conservatory, generous off road parking and south facing rear garden. Vendor suited.

Property Description

Parmiter Way comprises a selection of detached bungalows which were predominantly built in the late 1960's and this particular property is positioned towards the head of the cul du sac. The accommodation comprises an open plan living room and kitchen, four double bedrooms, family bathroom and a purpose built conservatory which benefits from a warm roof installation. Furthermore, the home has been double glazed throughout, benefits from gas fired heating and, in our opinion, an en-suite facility could be added to the principal bedroom, should it be required.





Gardens and Grounds

The property benefits from an 'in and out' style driveway with the front garden being entirely laid to a tarmacadam driveway, which provides a generous amount of off road parking. The rear garden is southerly in orientation and is secluded from the adjoining properties. A paved patio spans the rear elevation and extends along the right hand side of the home as well as towards the rear boundary giving a superb area to enjoy outside entertaining. The garden is predominantly laid to a kept lawn and the boundaries are clearly defined by a variety of closed panel fences and hedging.

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: 1287 sq ft (119.6 qm)

Heating: Gas fired combi boiler serviced annually, fitted 2023.

Glazing: Double glazed

Parking: In & out driveway for several vehicles

Garden: South facing

Loft: Ladder installed. 25% boarded.

Main Services: Electric, gas, water, 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

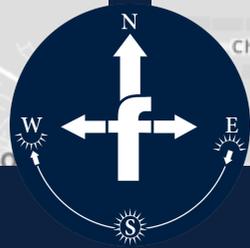
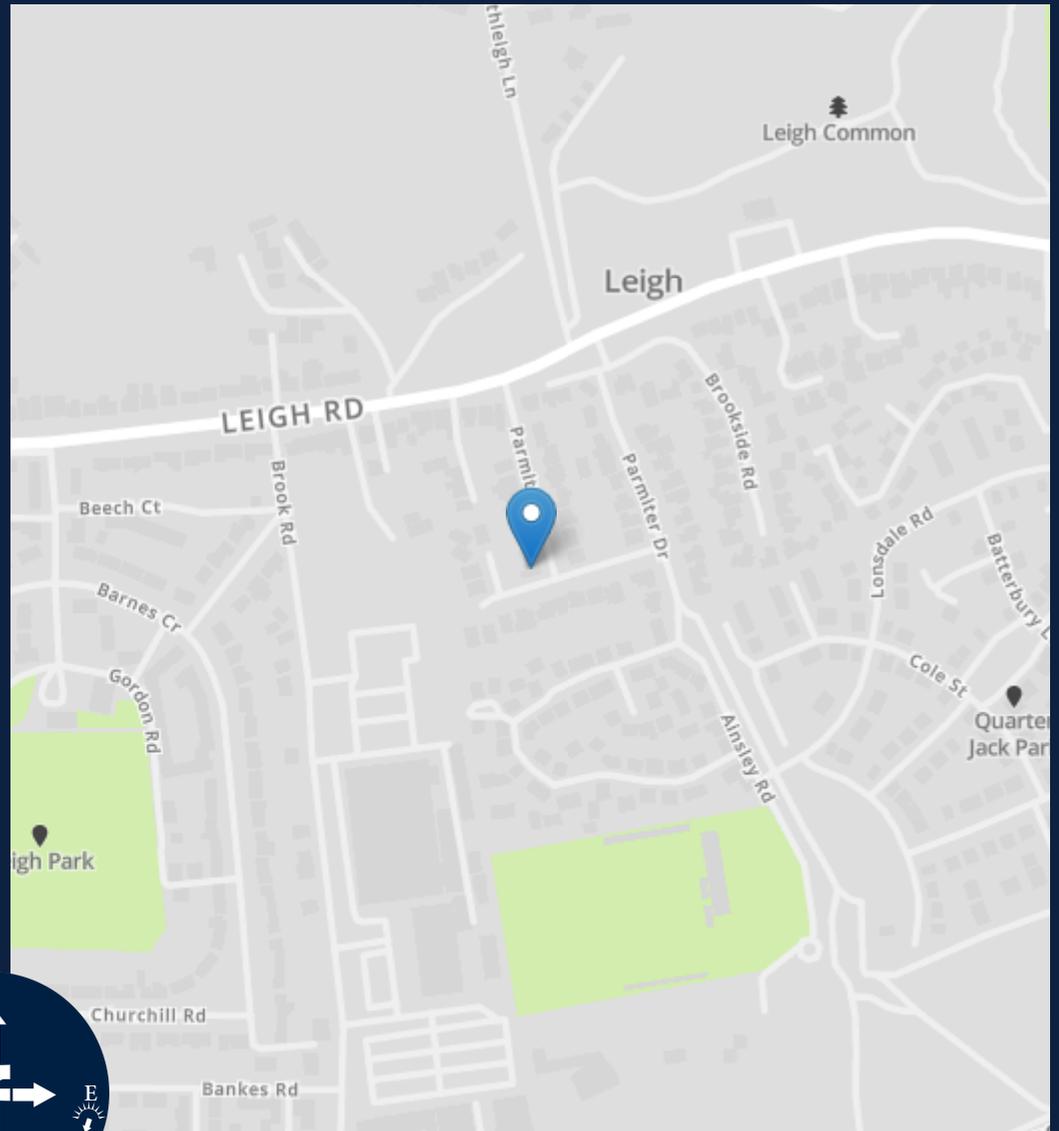
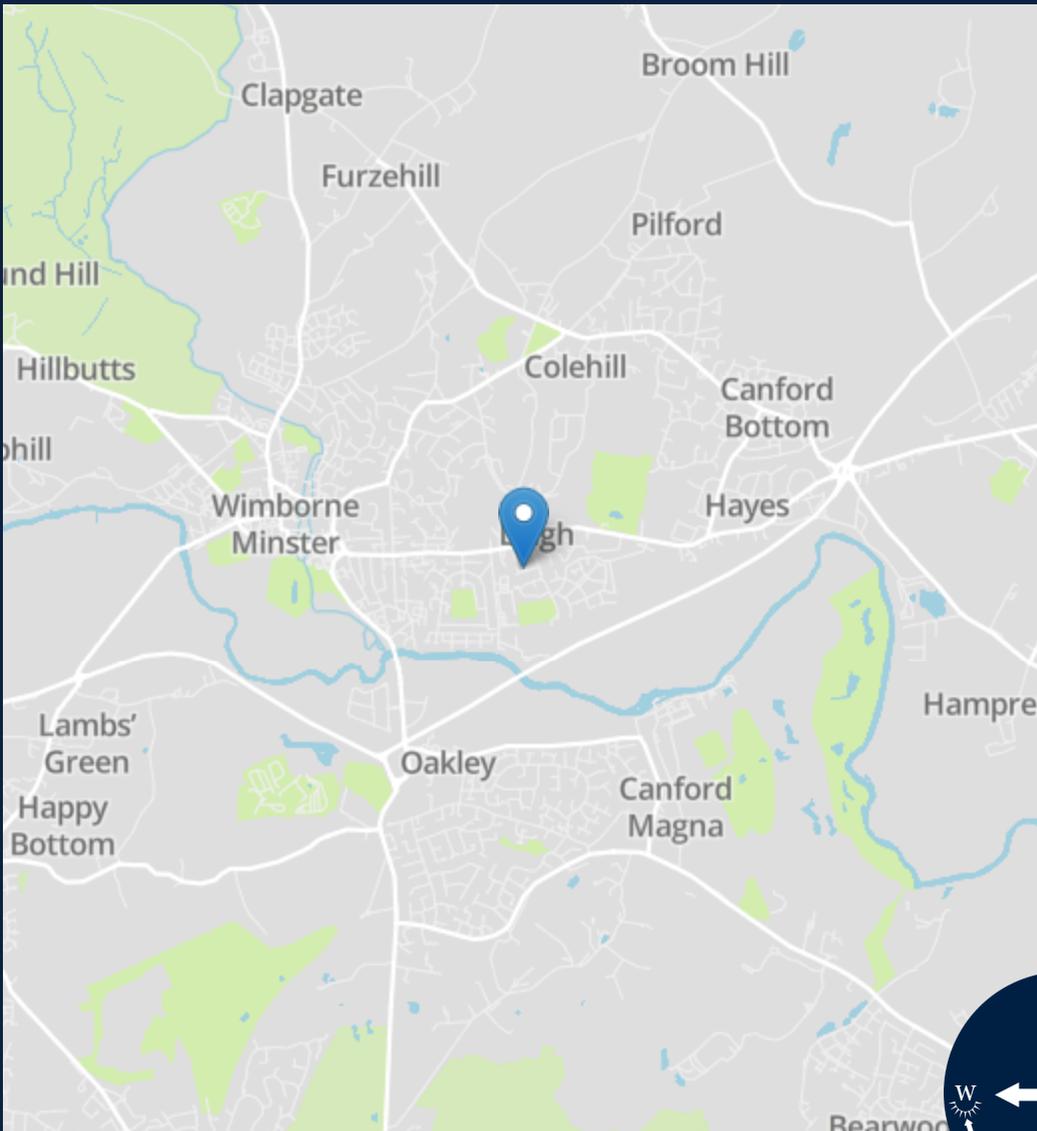




GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	

England, Scotland & Wales

EU Directive 2002/91/EC

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