



Asking Price

£400,000

SOPWITH CRESCENT, WIMBORNE BH21 1SQ

Freehold



- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **EASTERLY REAR ASPECT**
- ◆ **NO FORWARD CHAIN**
- ◆ **DRIVEWAY AND DETACHED GARAGE**
- ◆ **REAR FACING LOUNGE**
- ◆ **DOUBLE GLAZED THROUGHOUT**
- ◆ **SOLE AGENTS**

A well proportioned, two bedroom, detached bungalow positioned within the heart of Merley, with a detached single garage, private garden also benefitting from shops within a short walking distance, a nearby school and doctors surgery.

Description

The bungalow is positioned centrally on its plot and offers well proportioned accommodation. The entrance opens into a central hallway, which leads to the two front aspect double bedrooms, the main bedroom having bespoke fitted wardrobes. The L-shaped lounge has sliding patio doors looking out over the rear garden, and the lounge features a stone-effect fireplace and hearth, containing a remote controlled electric fire.

The bathroom has a wet room floor and includes a Mira electric shower and the airing cupboard.

The modern fitted kitchen includes a built in hob, extractor, washing machine, dishwasher and fridge, and there is also space for a freezer.

The property is entirely double glazed and benefits from gas fired central heating.





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.

Outside

The front garden is primarily laid to lawn and there is a driveway to the right hand side which is suitable as off road parking for a vehicle. This driveway in turn gives access to the detached single garage with an electric sectional garage door and there is a garden gate between the garage and home that provides access to the rear garden. The rear garden is easterly in orientation with privacy from adjoining properties and is primarily laid to a kept lawn with mature flower beds and borders. There is a purpose built glazed green house and wood built garden room which benefits from power and light.



Size: 695 sq ft (64.6 sq m)

Heating: Gas fired - boiler - 6 years old and serviced annually.

Glazing: Double glazed

Loft: Yes. Ladder and Light. Not boarded.

Parking: Drive & single garage

Garden: East facing

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

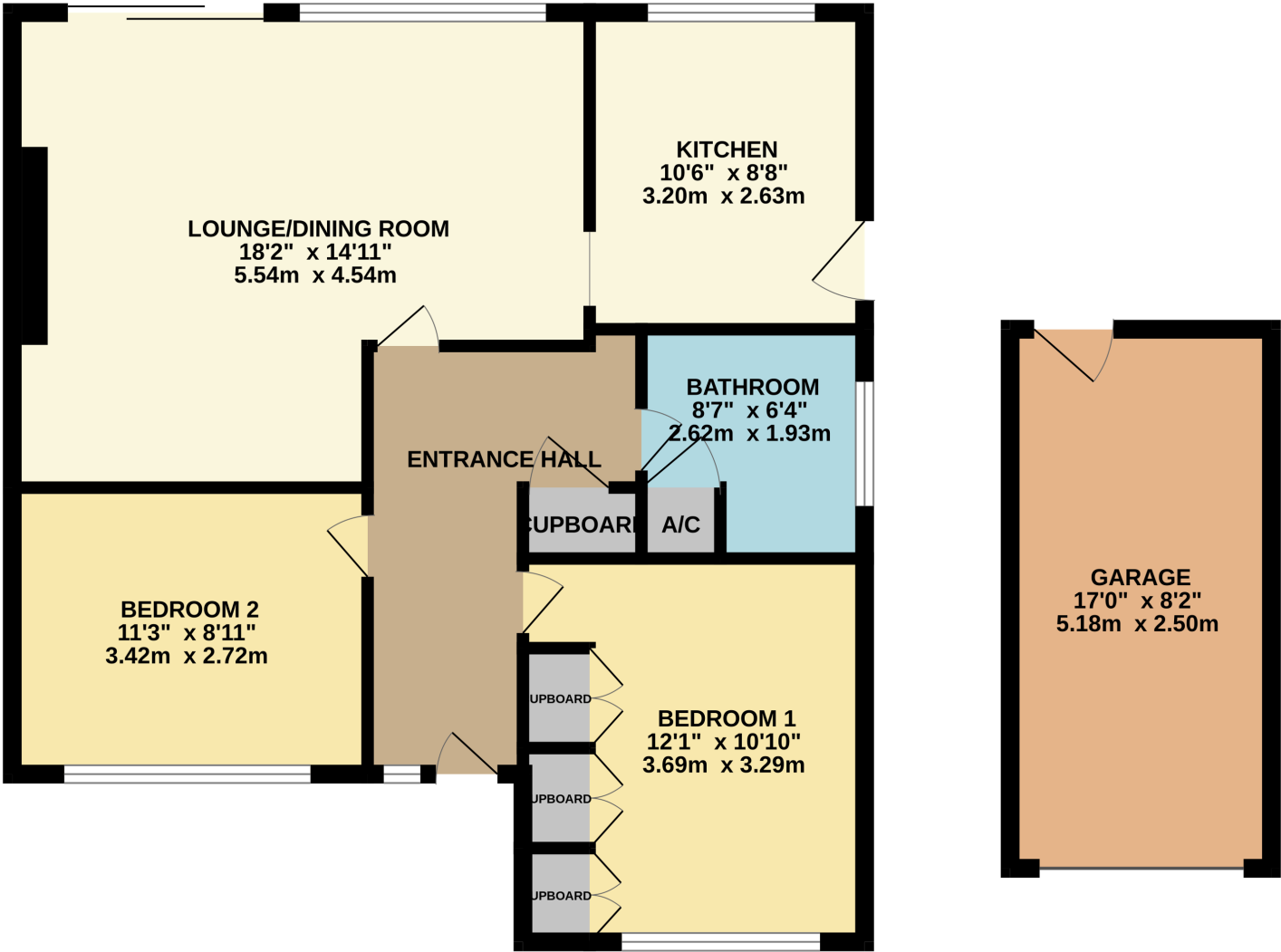
Local Authority: BCP Council

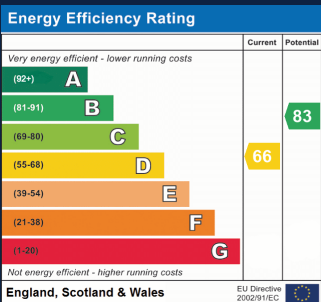
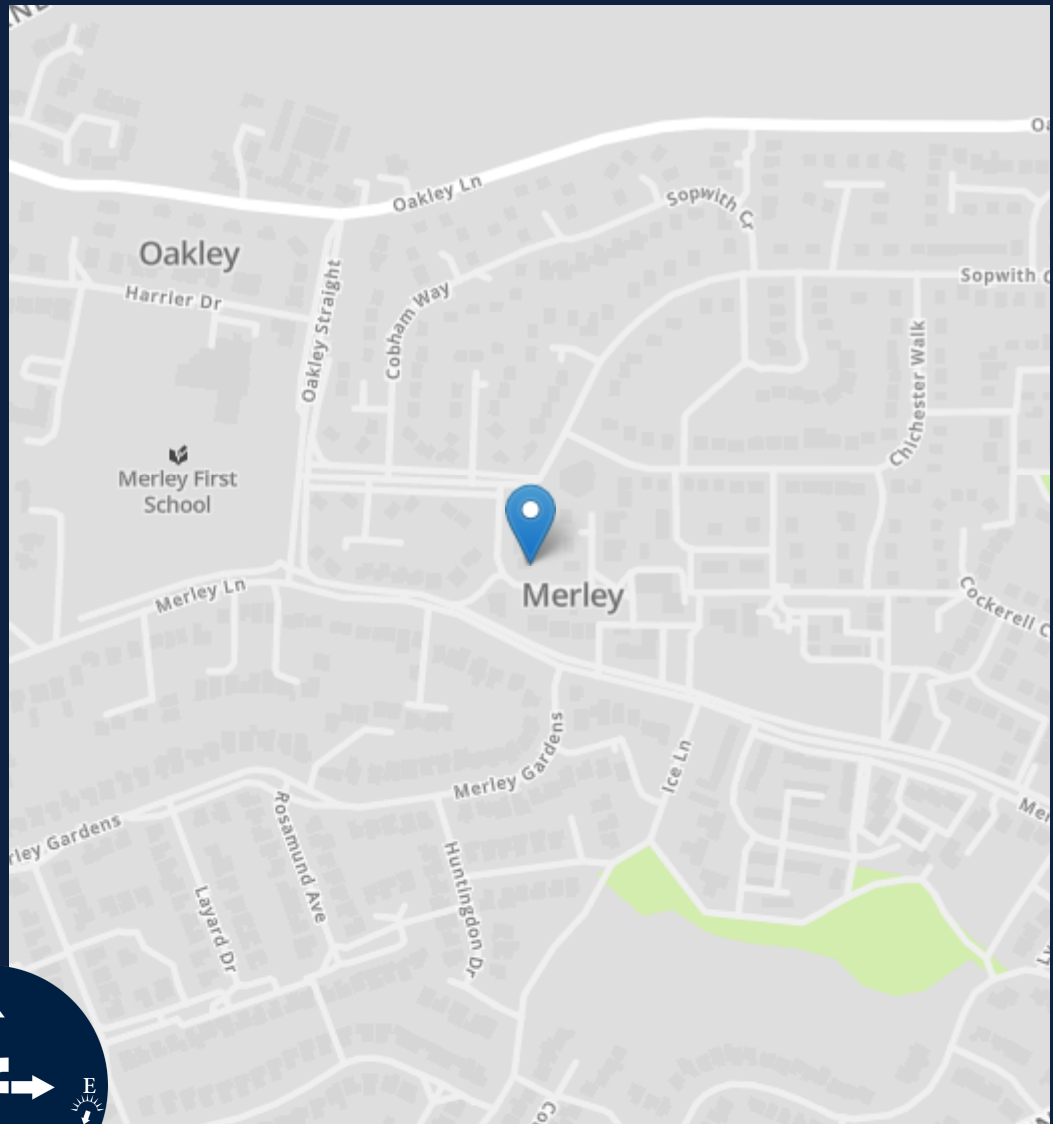
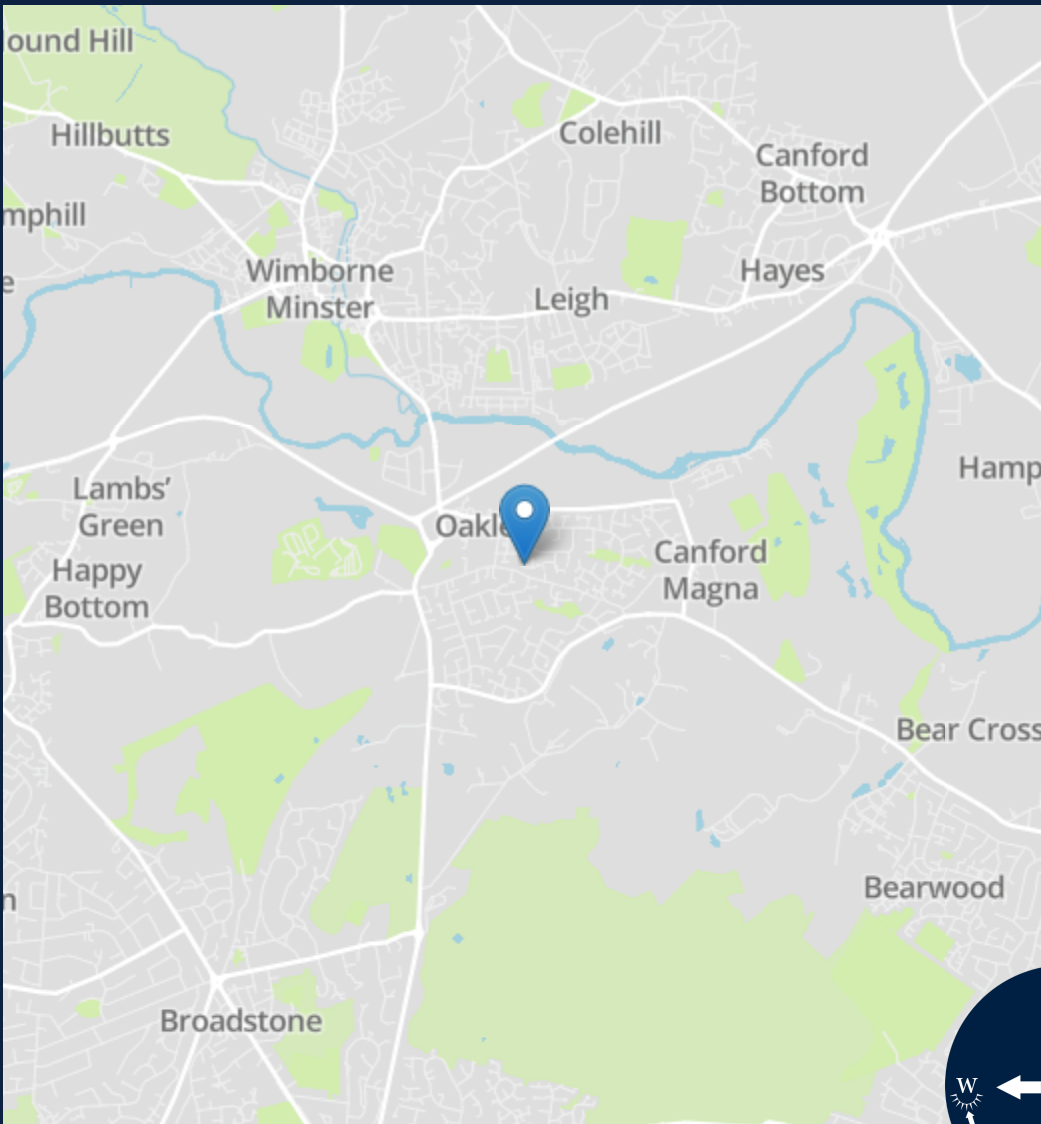
Council Tax Band: D





GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.





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