

*Asking Price*

£580,000

FALLOWFIELD PLACE, WIMBORNE BH21 1UY

Freehold







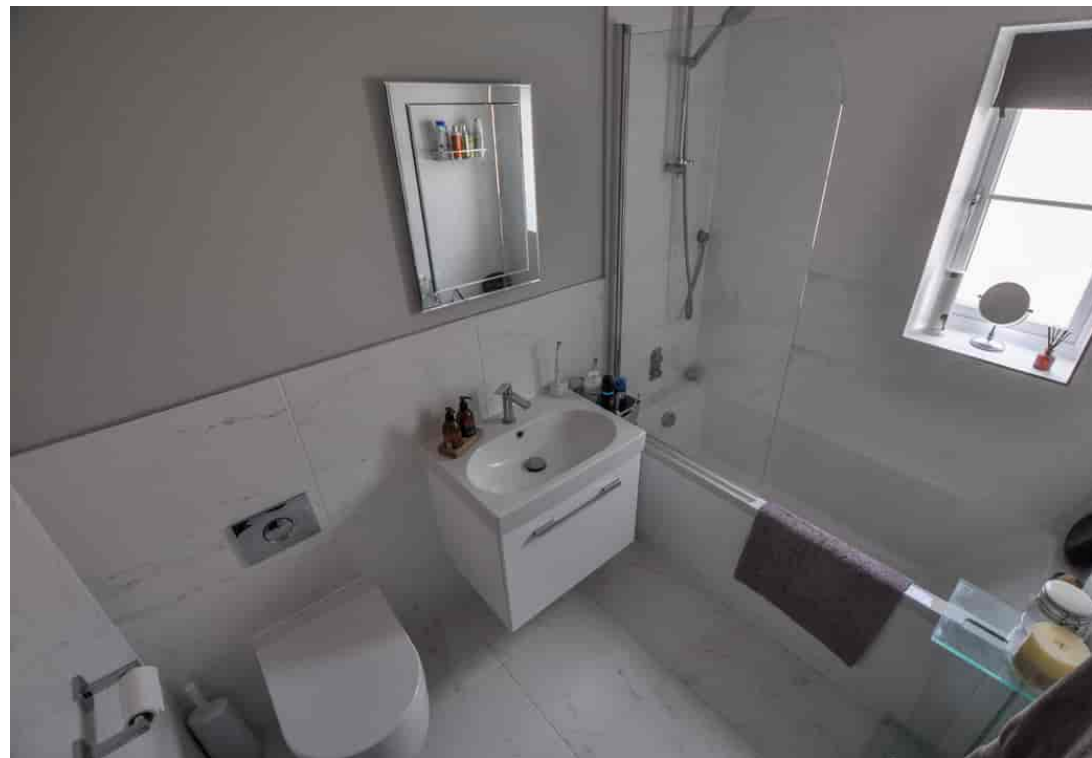
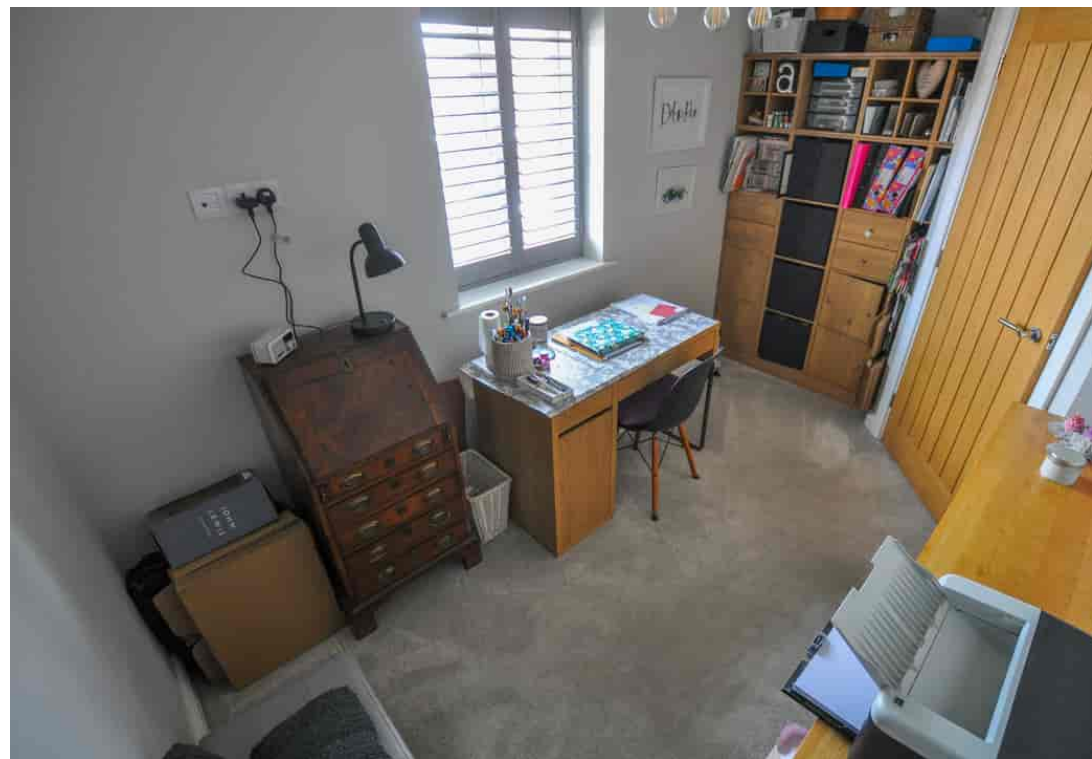
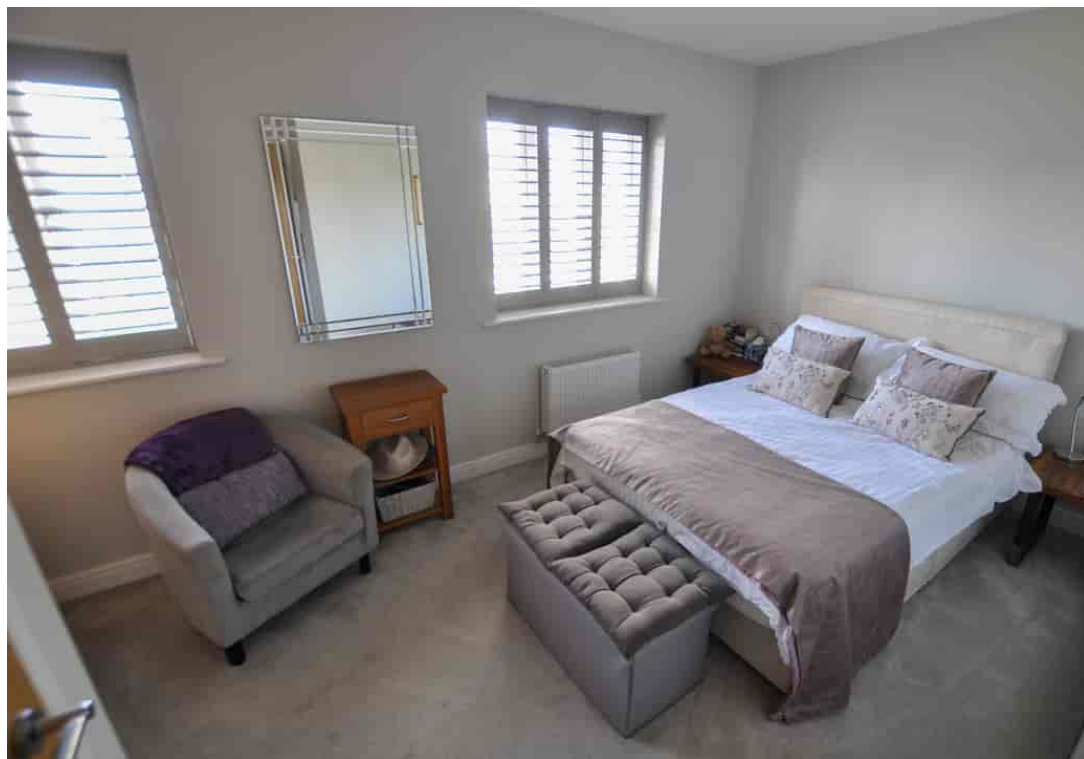
- ◆ SEMI- DETACHED HOUSE
- ◆ THREE BEDROOMS
- ◆ EN-SUITE FACILITY TO PRINCIPLE BEDROOM
- ◆ DETACHED GARAGE & OFF ROAD PARKING
- ◆ GROUND FLOOR EXTENSION
- ◆ LANDSCAPED GARDEN
- ◆ IMMACULATELY PRESENTED THROUGHOUT
- ◆ SOLE AGENTS

A semi-detached, three bedroom, home within the new, sought after development boasting an suite shower room, bespoke ground floor garden room extension and detached garage as well as off road parking.

## Description

The Rivers Edge development sits to the westerly edge of Wimborne town centre and has been completed by the regionally renowned Wyatt Homes. This particular property sits within the first phase of the scheme and the accommodation comprises of a formal living room, open plan kitchen dining room, separate utility room and generous cloakroom to the ground floor and there are three bedrooms, of which two are doubles, family bathroom and en-suite shower room to the principle bedroom. Furthermore the current vendors have added a sympathetic extension to the breakfast room to create a comfortable living area which features French doors opening onto the rear garden. The home also benefits from gas fired heating and is double glazed throughout.







## Outside

There is a dressed gravel driveway to the left hand side of the property which is suited to two vehicles parking in tandem and this in turn gives access to the detached garage with barn style doors. A garden gates denotes access to the rear garden which has been thoughtfully landscaped being predominantly laid to a kept lawn with stocked beds and a paved patio which spans the rear elevation of the home.

## 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.



Size: 1501 sq ft (139.4 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Parking for 2 vehicles & garage

Garden: Front and rear

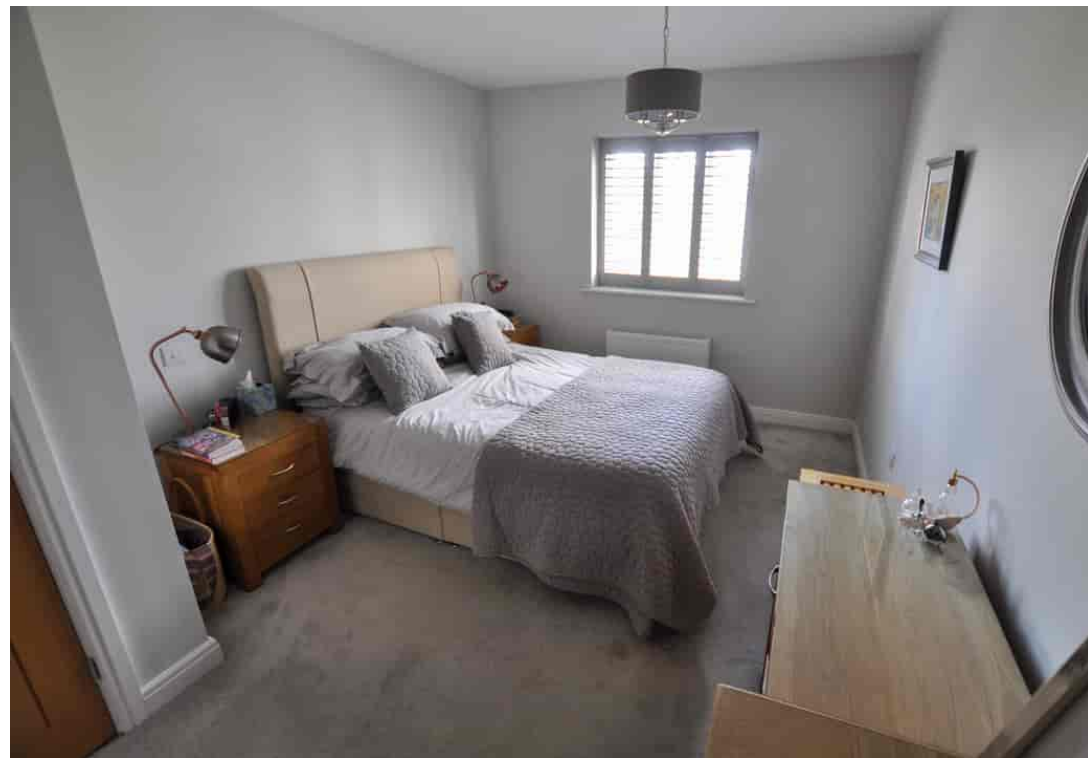
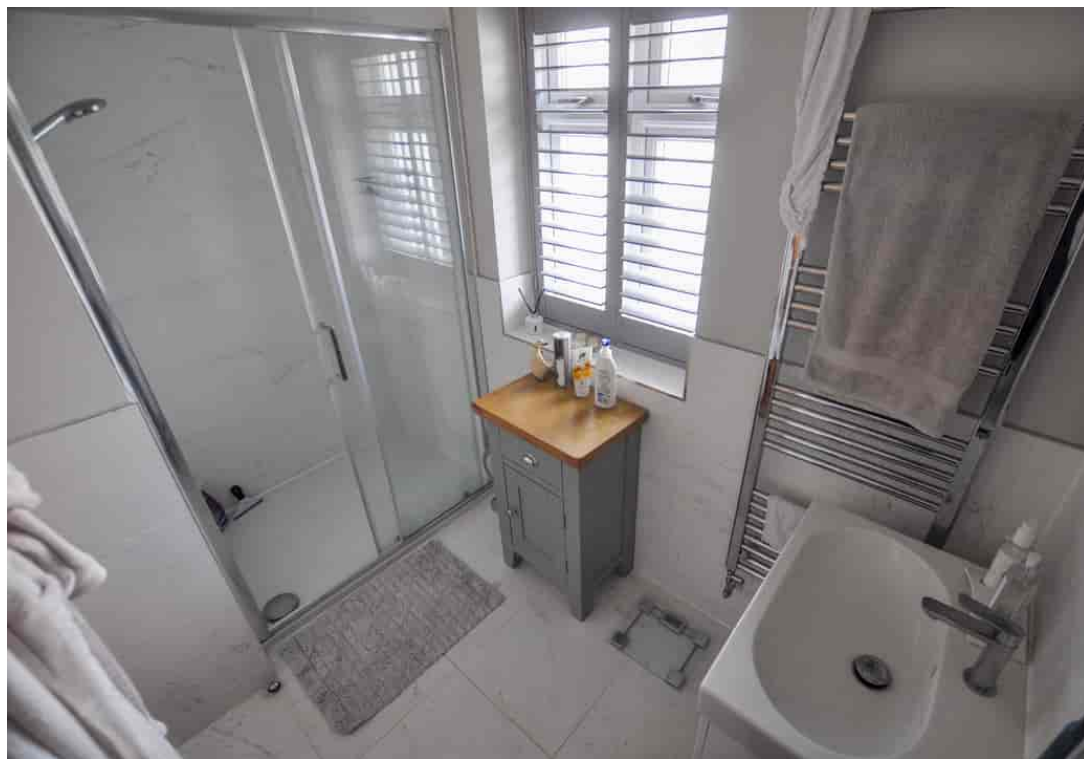
Main Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: E

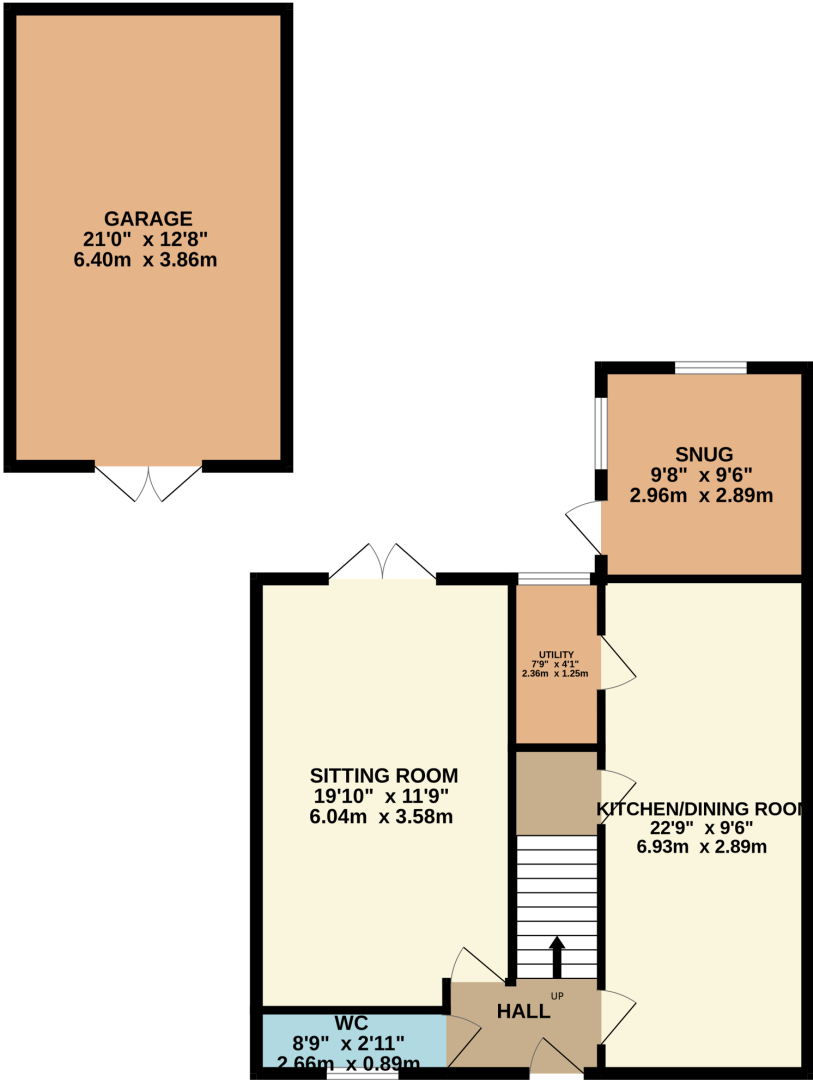




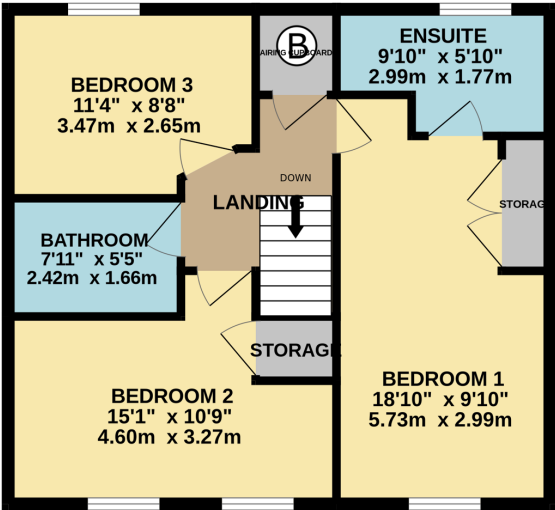




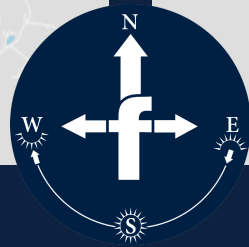
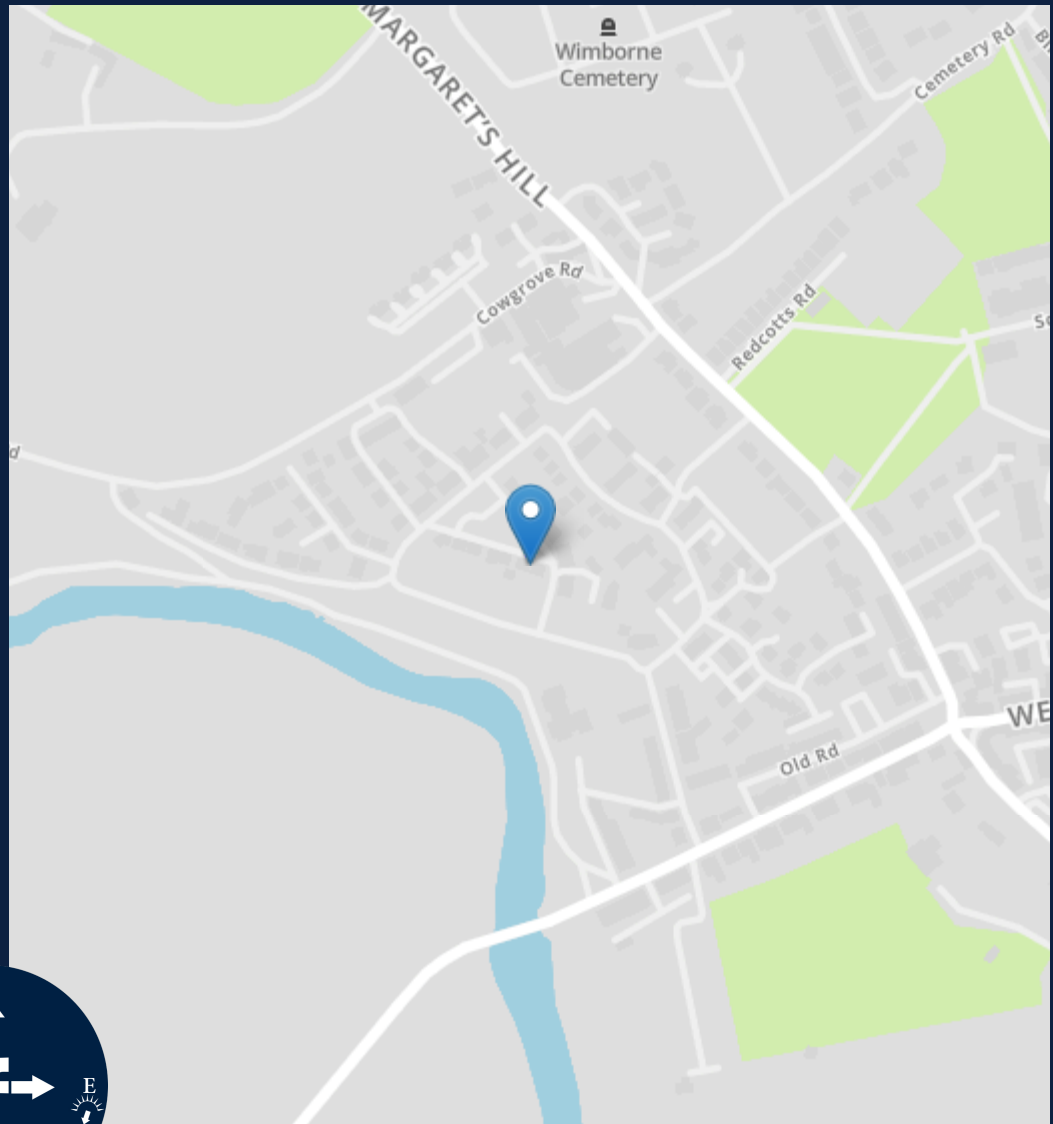
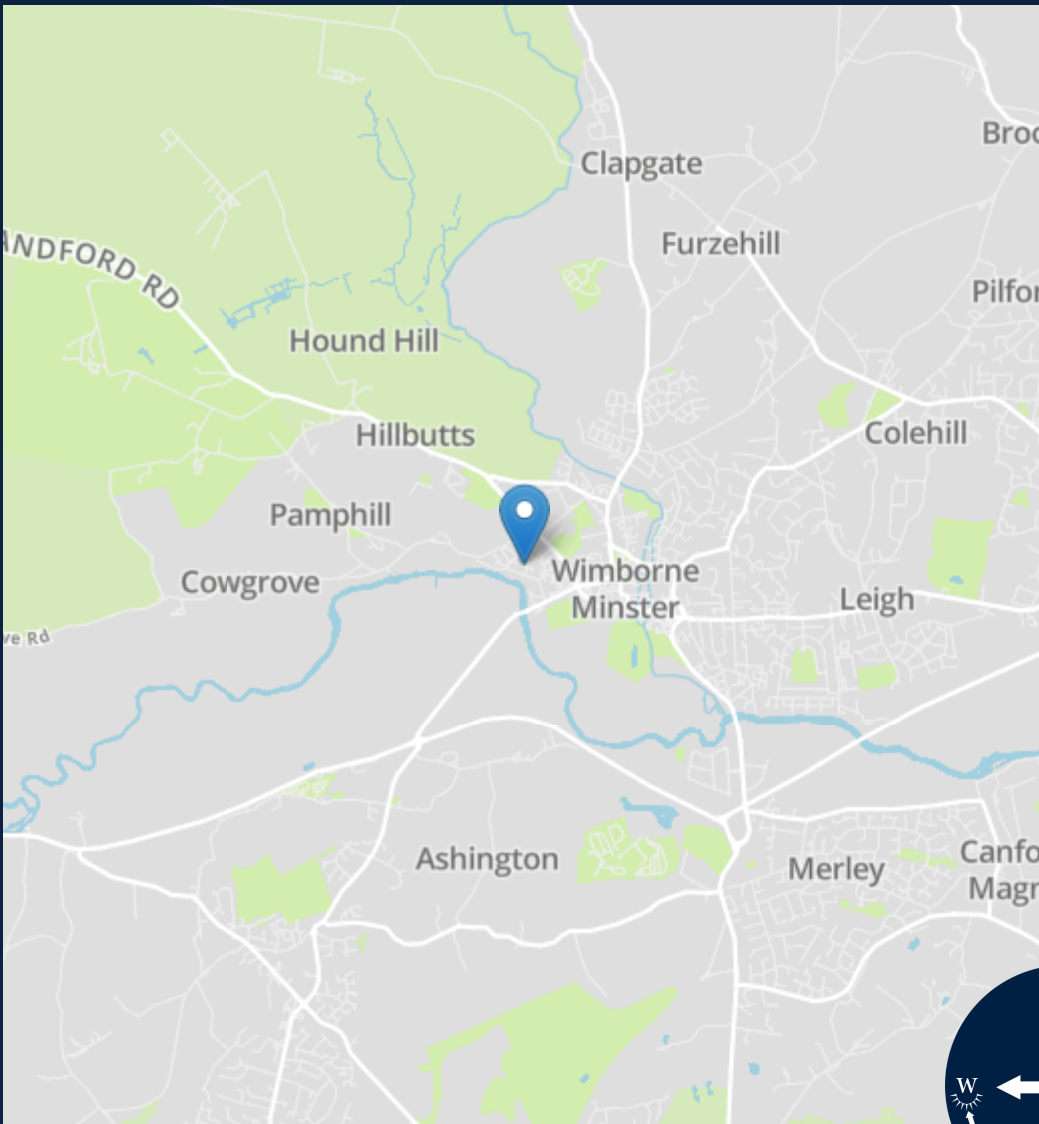
GROUND FLOOR  
935 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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