



Asking Price

£395,000

Freehold

DALES DRIVE, WIMBORNE BH21 2JT



- ◆ SEMI-DETACHED BUNGALOW
- ◆ SOUTH FACING REAR GARDEN
- ◆ TWO DOUBLE BEDROOMS
- ◆ DRESSING ROOM

An immaculately presented and uniquely designed two bedroom, semi detached bungalow boasting a south facing garden, secure lockup garage and purpose built dressing room as well as generous off road parking and spacious utility room.

Property Description

The home is situated on the southerly side of Dales Drive which boasts not only a convenience shop towards the easterly end but also a direct bus route between Wimborne and Bournemouth. The home has been sympathetically redesigned, extended and completely refurbished by the current vendors to create this unique two bedroom home. The accommodation comprises two double bedrooms across the front elevation of the property and there is a centrally positioned family bathroom. The rear elevation lays host to the living area and open plan dining room which adjoins the fully fitted modern kitchen and adjoining utility room, which boasts an abundance of built in storage cupboards. The living area also has the benefit of underfloor heating and the principal bedroom incorporates a walk-in dressing room. The home has also been entirely double glazed throughout to include bi-folding doors on the rear elevation and there is a combination boiler to supply gas fired heating throughout the property.

Gardens and Grounds

The front garden is primarily laid to a dressed gravel parking area and the driveway leads to the right hand side of the home. The driveway is suited to several vehicles and in turn provides access to the detached single garage with up-and-over style door. The rear garden is primarily laid to a kept lawn and there is a stepped patio spanning the rear elevation of the home, which provides an enjoyable southerly view. The elevated garden is partially enclosed with a glazed and chrome effect balustrade.

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: 929 sq ft (86.3 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway & detached single garage

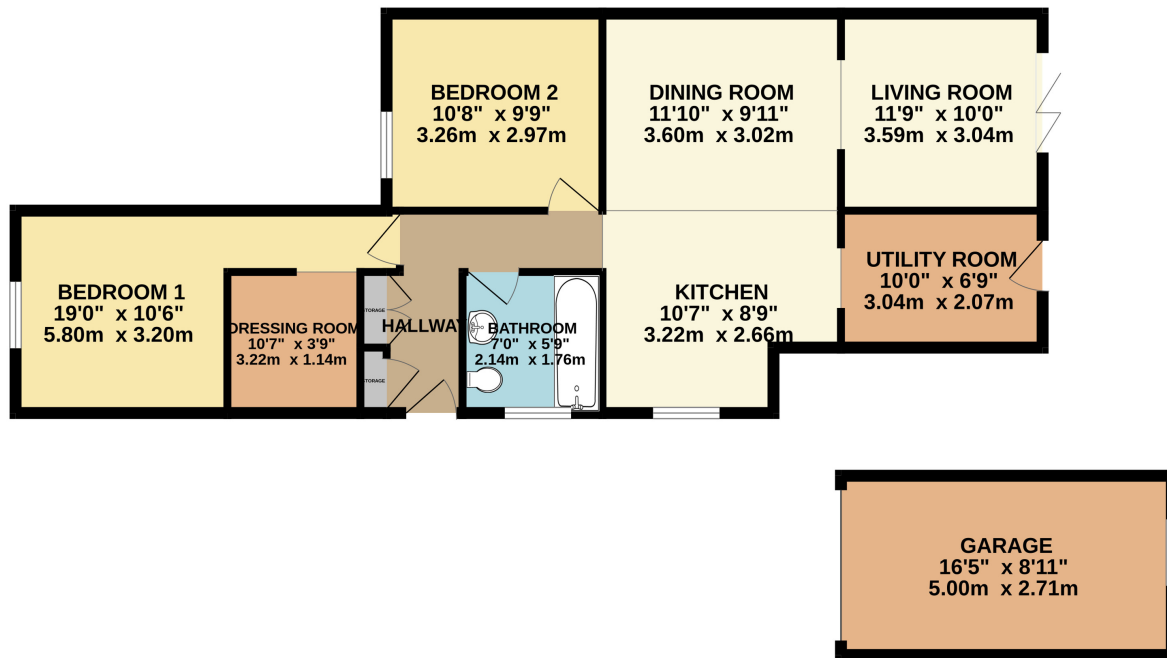
Garden: South facing

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

Local Authority: Dorset Council

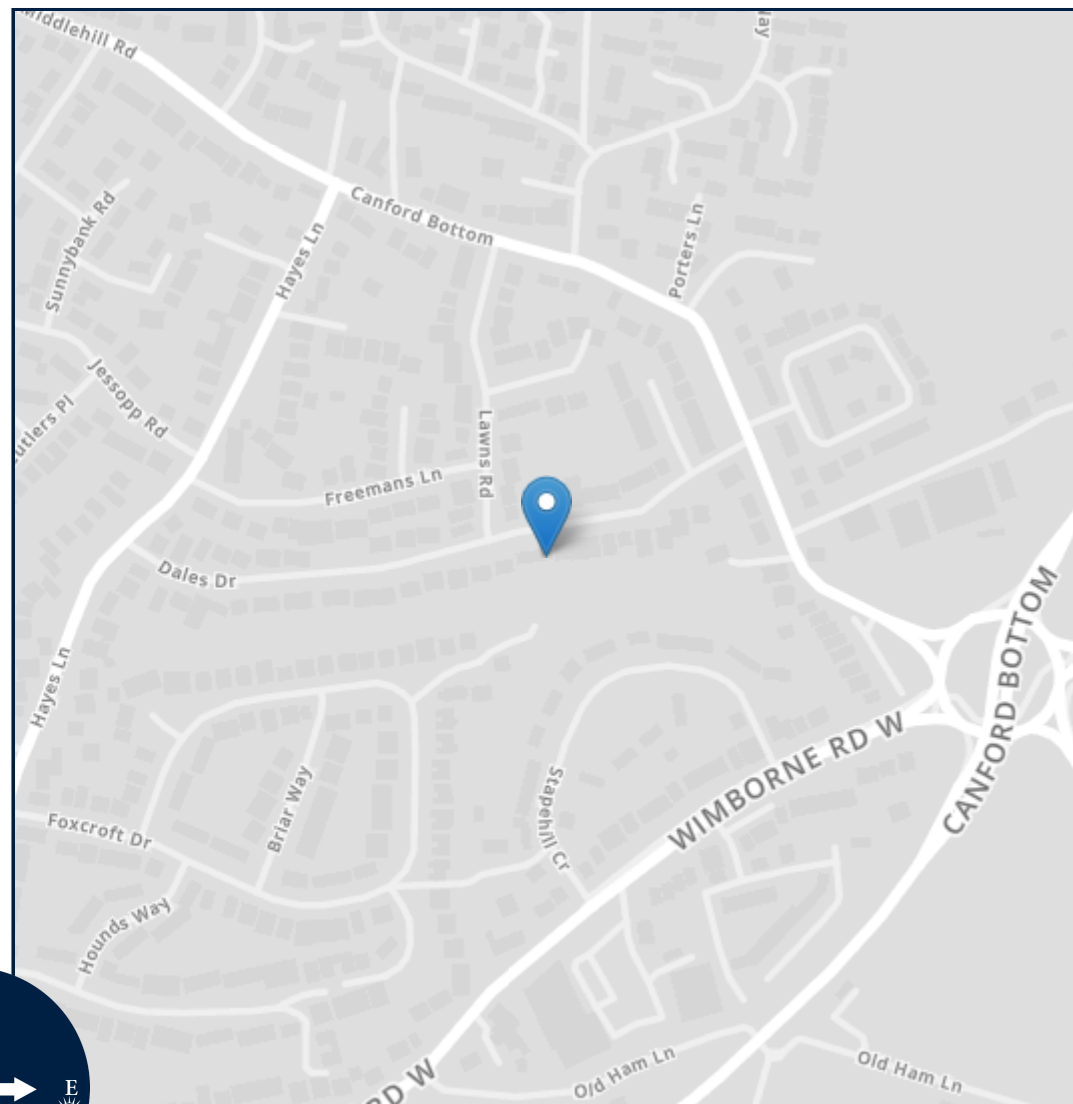
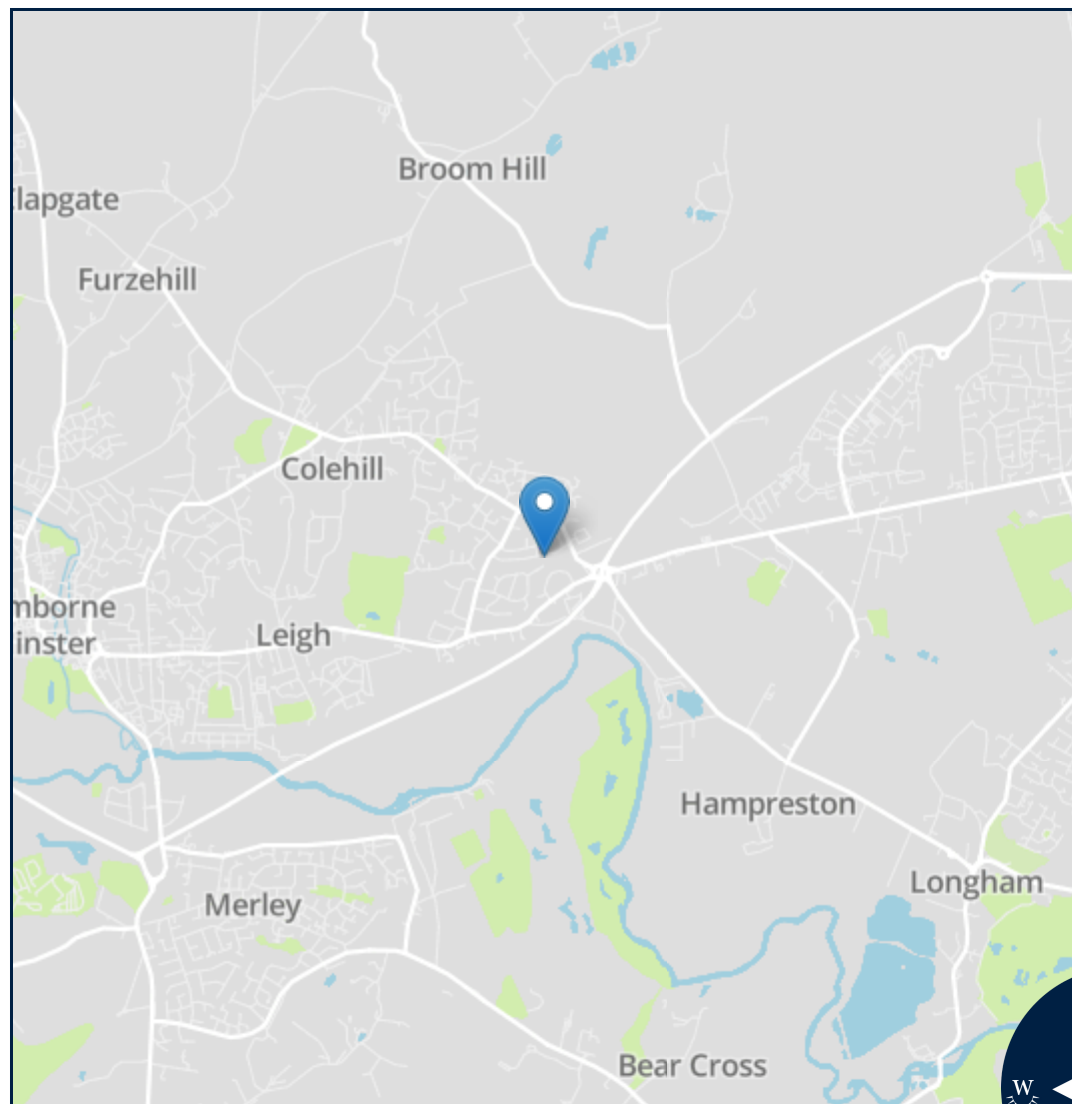


GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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