



Offers in Excess of

£375,000

Freehold

MALLARD ROAD, WIMBORNE BH21 2NJ

-  3
-  1
-  1
-  4
-  1

- ◆ SEMI DETACHED BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ GAS FIRED HEATING
- ◆ GENEROUS OFF ROAD PARKING

A deceptive and versatile, three bedroom, semi-detached bungalow boasting roof top garden, generous off road parking and positioned in a quiet residential location.

Property Description

The bungalow is elevated from the road giving the home a natural degree of privacy and the accommodation has been extended to create a practical and versatile home. The property currently offers three double bedrooms, which are all served by a very well appointed family bathroom, and there is an open living space which is connected to the kitchen via the dining area and lends itself to family living. The dining room boasts a ceiling lantern which gives the area a light and airy feel and the kitchen offers a generous array of floor and wall mounted units. The loft has been converted into a useful loft room which has a multitude of uses, and the home is entirely double glazed throughout and benefits from gas fired heating.

Gardens and Grounds

The front garden is primarily laid to a variety of hard standing surfaces and is suited to several vehicles. There is a boxed hedge border and elevated flower bed. The driveway leads to the right hand side of the property and in turn provides access to the detached garage which has been converted into an office space and workshop. Across the rear of the property there is a small courtyard space with retaining wall, with integrated steps, which lead up to an elevated roof top style garden which is entirely laid to artificial grass and has a glazed balustrade surround.

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: 997 sq ft (92.6 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway & detached garage

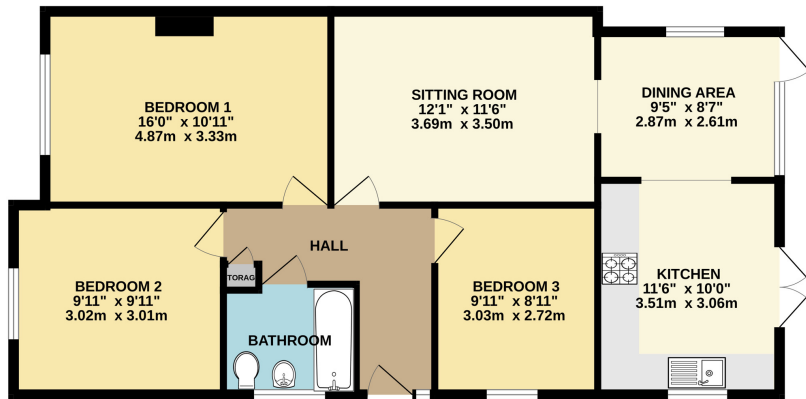
Garden: North West

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

Local Authority: Dorset Council

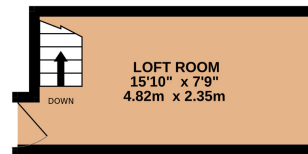
Council Tax Band: D

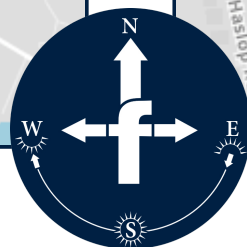
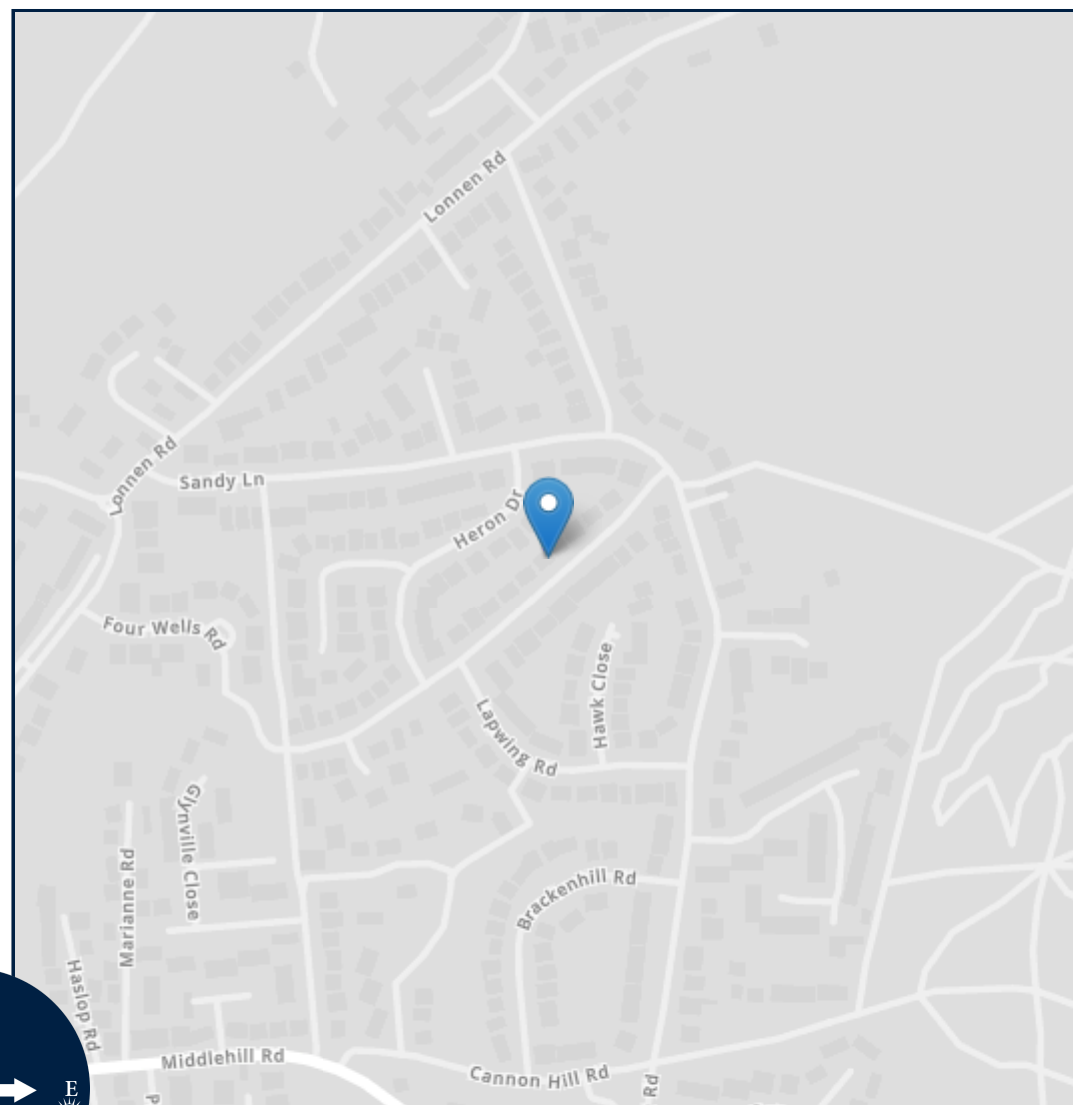
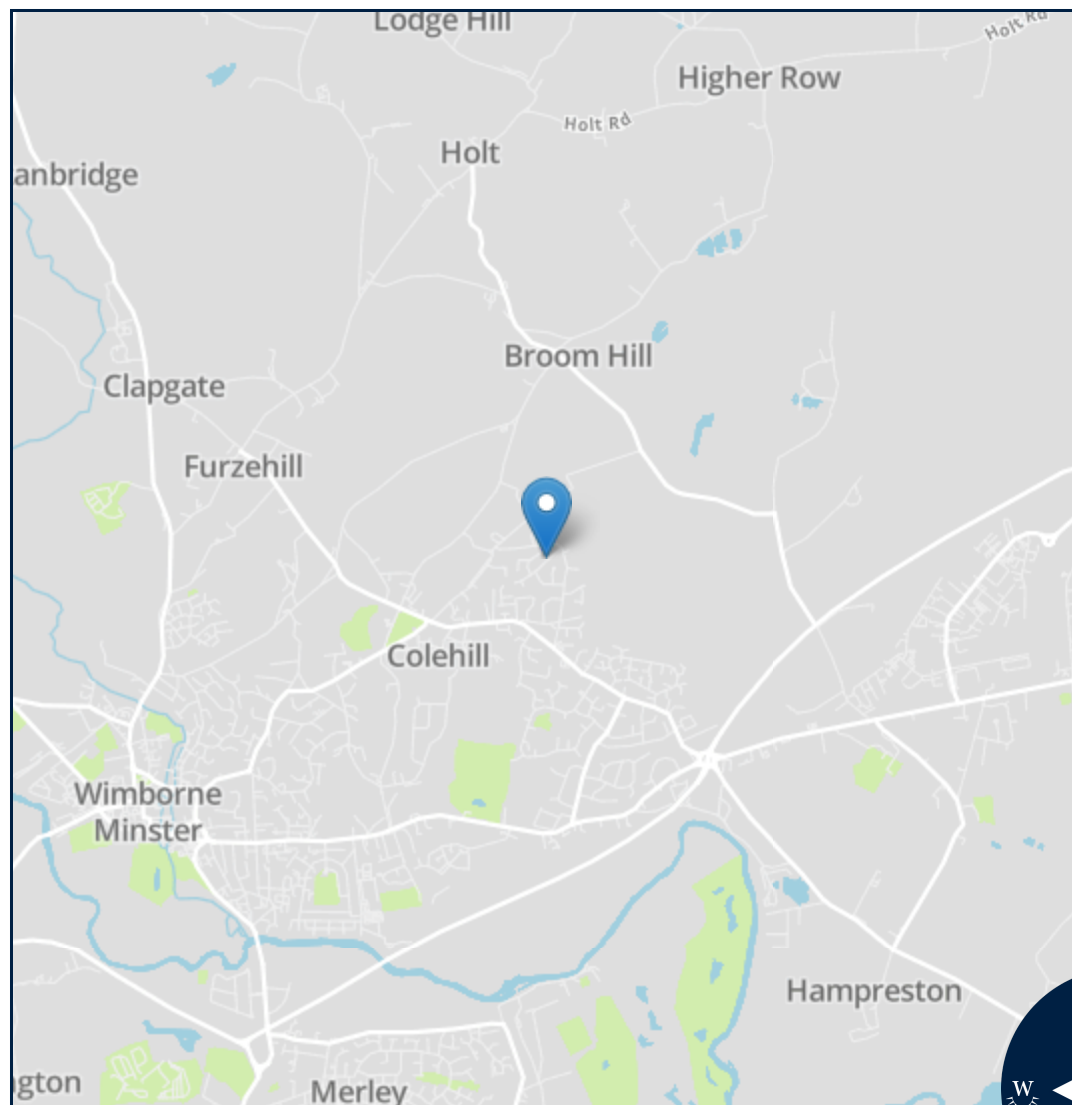
GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
124 sq.ft. (11.6 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	85
(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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