



5 MINSTER VIEW, WIMBORNE, DORSET, BH21 1BA  
£515,000 FREEHOLD

## A 2 DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS RECENTLY UNDERGONE A PROGRAMME OF EXTENSION AND REFURBISHMENT, AND HAS FAR REACHING VIEWS TOWARDS BADBURY RINGS.

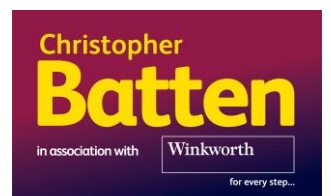
### SUMMARY:

The property is of traditional construction, with cement rendered elevations under a concrete interlocking tiled roof. It was extensively refurbished in 2022, including re-wiring, re-plumbing, re-plastering, new gas central heating system, new UPVC double glazing, new kitchen and bathroom fittings, LVT flooring throughout, and a superb open plan kitchen/dining room (with lantern rooflight, patio doors to the rear garden, and a range of fitted appliances.) The bungalow is situated in an elevated position just over half a mile from The Square.

### AT A GLANCE

- 2 double bedrooms
- Far reaching views towards Badbury Rings
- Recently refurbished
- Superb open plan kitchen/dining room
- Attached garage/workshop

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## DESCRIPTION:

A covered entrance way and front door lead to a reception hall with dado rail and retractable ladder to a mostly boarded loft (with fitted light and gas central heating boiler.) The lounge has a large picture window enjoying far reaching sunset views towards Badbury Rings, and a contemporary style electric fire. The superb open plan kitchen/dining room has a lantern rooflight, patio doors to the rear garden, contemporary units, ample worktops, island unit/breakfast bar with inset electric hob and extractor above. Appliances include electric double oven, warming drawer, microwave, full height fridge and freezer and integrated dishwasher, and there is space and plumbing for washing machine.

Bedroom 1 has fitted wardrobes, and bedroom 2 has a linen cupboard. There is a fully tiled bathroom with shower bath, concealed cistern WC and wash basin.

There is an open plan lawned front garden, and a gravel driveway to the side of the property providing parking for several vehicles leads to a spacious attached garage/workshop (with up-and-over door, lighting and power points, and double doors opening



onto the rear garden.)

The nicely enclosed, spacious and private rear garden has views towards Wimborne Minster, a lawn, a patio, a gravelled area with raised beds, a water tap and lighting.

### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

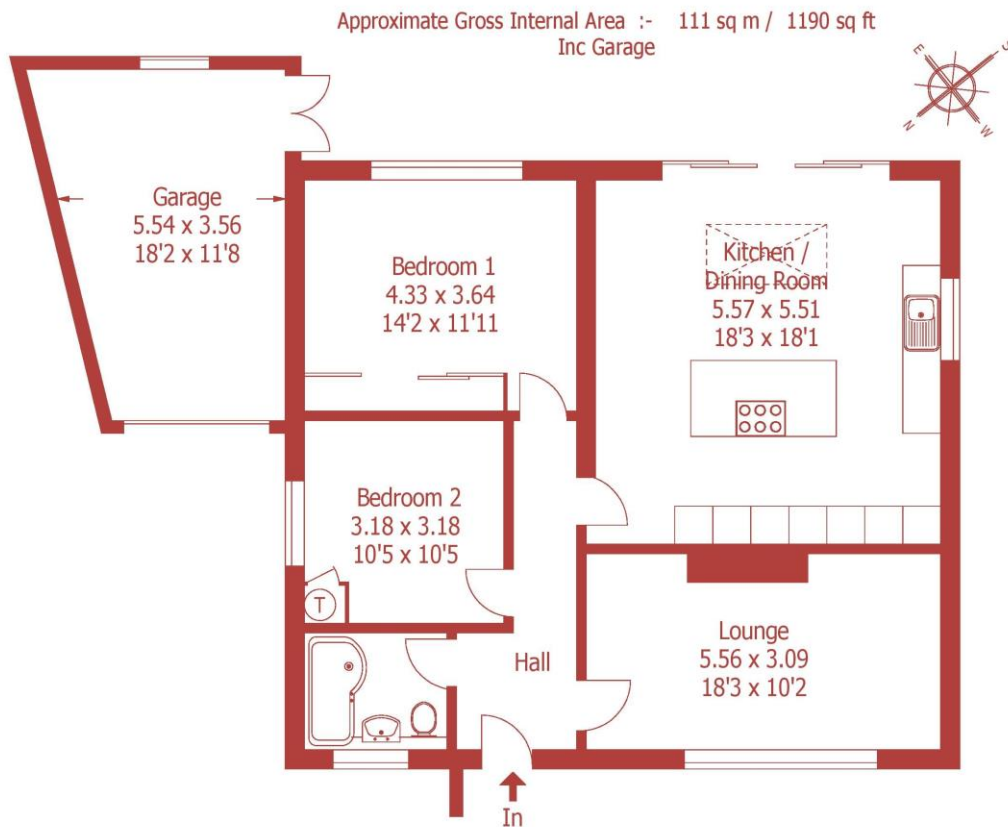
### COUNCIL TAX:

Band D

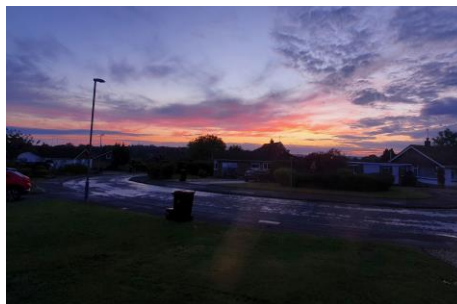
### DIRECTIONS:

From Hanham Road, turn into Allenview Road, with Wimborne Fire Station on the right hand side. Take the second turning on the right into Lacy Drive and turn left into Minster View. At the top of the cul-de-sac, number 5 can be found on the right hand side.





For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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