



14 Colborne Avenue
Wimborne, Dorset, BH21 2PZ

A well presented, refurbished 3 bedroom detached bungalow with a large, private rear garden, for sale with NO FORWARD CHAIN, in a quiet, established residential area.

PRICE GUIDE: £525,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Modernised and refurbished to a high specification within the last 10 years, the bungalow features a modern kitchen, utility room, bath/shower room and cloak-room, oak-faced internal doors, solar panels, a water softener, some porcelain tiled floors, UPVC double glazing and under floor gas central heating. Outside there are well stocked neatly maintained gardens including a large art studio, a recently built detached garage with an electric door and an EV charging point, and ample off road parking.



The reception hall has a porcelain tiled floor, a built-in coat cupboard and a retractable ladder to the partly boarded loft (with fitted light).



The nicely proportioned lounge has a porcelain tiled floor and a patio door to the rear garden.





The modern kitchen/dining room features French doors to the garden, contemporary units, Corian worktops, sink, waste disposal, Quooker boiling water tap, integrated Siemens induction hob, extractor, Siemens electric and combination ovens, fridge-freezer, and slimline dishwasher.

The utility room has a door to outside, a wall mounted condensing gas boiler, space and plumbing for washing machine, and cupboard containing a Kinetico water softener, and there is a cloakroom with WC and wash basin.



Bedroom 1 has built-in wardrobes, and there are 2 further bedrooms. The family bath/shower room has a concealed cistern WC, wash basin, shower, panelled bath and towel radiator.

To the front, a wide driveway provides ample parking and turning space, and there is a large shrub bed.



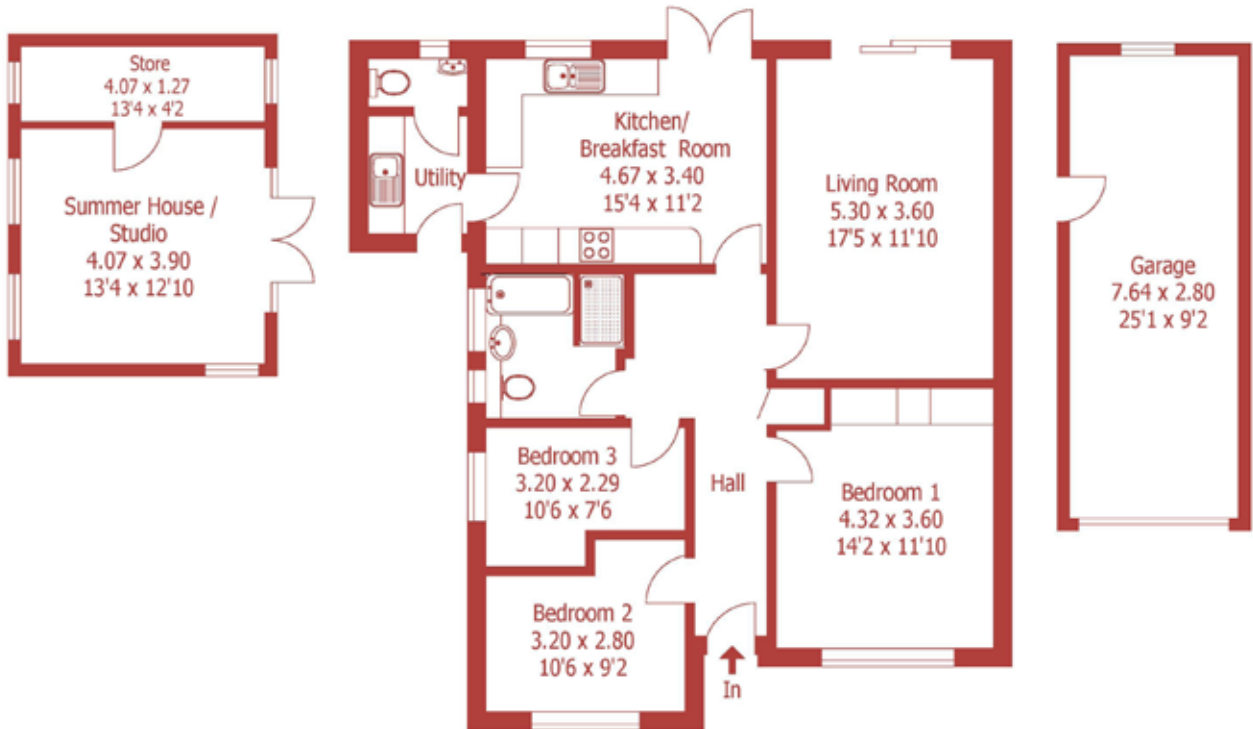
The garage, built in the last 10 years, has a pitched roof providing ample eaves storage space, storage cupboards, worktops, electric up-and-over door, power, lighting, electric vehicle charging point, side door and rear window.

The rear garden affords a fair degree of privacy and has a paved patio adjacent to the bungalow, a substantial art studio (with power, lighting, French doors and windows), lawns, and a kitchen garden area with raised beds, greenhouse and timber shed (approx 10ft x 8ft).

Location: Colborne Avenue enjoys easy access to amenities in both Wimborne and Colehill. 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.



Approximate Gross Internal Area :- 91 sq mt / 978 sq ft
 Garage Approximate Gross Internal Area :- 21 sq mt / 230 sq ft
 Summer House Approximate Gross Internal Area :- 21 sq mt / 226 sq ft



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



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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 main-line rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed east along Leigh Road. Before reaching Tops Day Nursery, turn left into Northleigh Lane and proceed over the old railway bridge. Take the first turning on the right into Leigh Lane. Take the second turning on the left, into The Vineries, and the first right into Colborne Avenue. Number 14 can be found on the right hand side.

Council Tax: Band E

EPC Rating: Band A







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