



7 SUMMER FIELD CLOSE, WIMBORNE, DORSET, BH21 2DR

**GUIDE PRICE: £550,000 FREEHOLD**

## **A SPACIOUS 3 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, WITH A SOUTH FACING REAR GARDEN ADJOINING A FIELD, IN A SMALL CUL-DE-SAC ABOUT 1.5 MILES FROM WIMBORNE TOWN CENTRE.**

### **SUMMARY:**

Extended and altered to create a kitchen with a vaulted ceiling, an open plan living room and a rear orangery, the property benefits from gas central heating, UPVC double glazing and partial air conditioning. There is also ample off road parking, a double garage, and delightful landscaped gardens, facing south to the rear, with an attractive outlook over the adjacent field, and a garden chalet/home office.

### **AT A GLANCE**

- Open plan living room & attractive orangery
- Kitchen with vaulted ceiling
- Landscaped south facing garden adjoining a field
- Double garage & garden chalet/home office
- NO FORWARD CHAIN





## DESCRIPTION:

An enclosed entrance porch leads to a reception hall with fitted wall unit, airing cupboard, and retractable ladder to the boarded loft (with lighting.)

The living/dining room has a decorative fireplace with an inset electric fire, and bifolding doors open to a rear orangery with a lantern rooflight, an electric radiator/air conditioning unit and French doors to the rear garden

The kitchen/breakfast room features a high vaulted ceiling with 2 rooflights, a wall mounted air conditioning unit, ample units and worktops, Baumatic microwave, integrated dishwasher, water softener, American style fridge-freezer, Belling dual fuel range cooker (with gas hob and 2 electric ovens), extractor, door to the front, and bifolding doors to the rear garden.

There is also a utility room with sink, and space and plumbing for washer and dryer.

Bedroom 1 has an open archway to a dressing room with fitted wardrobes, and an en suite shower room, and there are 2 further bedrooms and a family bathroom which includes a shower over the bath.





A tarmac driveway provides off road parking and leads to a double garage with electric door, lighting, power, side door, and French doors to the rear garden. Side gates provide access at either side of the bungalow to the nicely enclosed, south facing rear garden which affords a fair degree of privacy and features 2 timber sun decks, a paved patio, a lawn, a timber chalet/home office (with lighting and power), a timber shed and a lean-to garden store.

### 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.

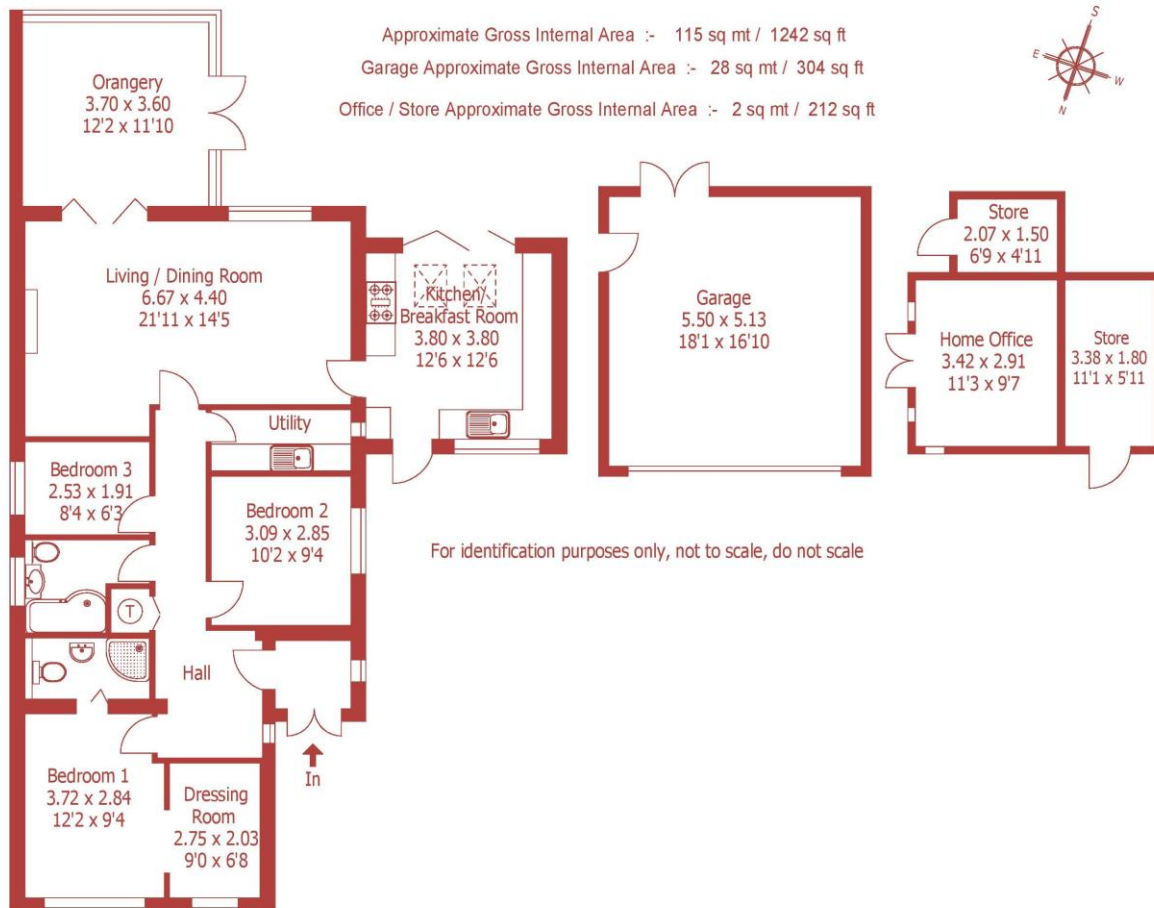
### COUNCIL TAX:

Band E

### DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Proceed past the right hand turning to The Acorns, and turn right into Summer Field Close (before reaching Hayes Lane on the left.)





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		
A (95+)		85
B (81-91)		
C (69-80)	75	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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