



6 VENATOR PLACE, WIMBORNE, DORSET, BH21 1DQ
£525,000 FREEHOLD

A SPACIOUS, RECENTLY REFURBISHED 3 DOUBLE BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, IN A SMALL RESIDENTIAL CUL-DE-SAC LESS THAN A MILE FROM WIMBORNE TOWN CENTRE AND CLOSE TO RIVER WALKS.

SUMMARY:

The bungalow offers spacious accommodation but also has great potential for extension, subject to the necessary planning consents, with wraparound gardens which can find the sun at any point of the day.



AT A GLANCE

- Recently refurbished
- NO FORWARD CHAIN
- Within level walking distance of Wimborne town centre and close to river walks.
- In a small residential cul-de-sac
- 3 double bedrooms

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DESCRIPTION: The recent renovation has included replastering, new ceilings, redecoration, new doors, new radiators, new carpets, new bathroom and cloakroom suites, and new kitchen hob and worktops.

A front door leads through to an L-shaped entrance hall which houses the central heating boiler and has storage cupboards, loft access, and a newly fitted cloakroom.

The dual aspect sitting room has a Purbeck stone open fireplace (which has not been tested, but previously used), and double doors lead through to the dining room which has a serving hatch to the kitchen.

The kitchen/breakfast room comprises units, new 4-burner gas hob, extractor, double oven, space and plumbing for dishwasher or washing machine, space for fridge/freezer, and door to the rear garden.

Bedroom 1 is a large double room with a built-in wardrobe, enjoys an outlook over the front garden. Bedroom 2 is also a large double room a built-in wardrobe, overlooking the rear garden. The third double bedroom also has a rear aspect, and there is a newly fitted bath/shower room.

The front garden is laid to lawn with established shrubs and a paved area.



A driveway leads to an attached single garage. To the side of the garage, there is additional space for cars/boat/caravan etc.

The gardens alongside the property offer huge potential for development (subject to the necessary planning consents), with the plot being larger than expected with mature boundaries that currently occupy a greater percentage of the plot than is necessary.

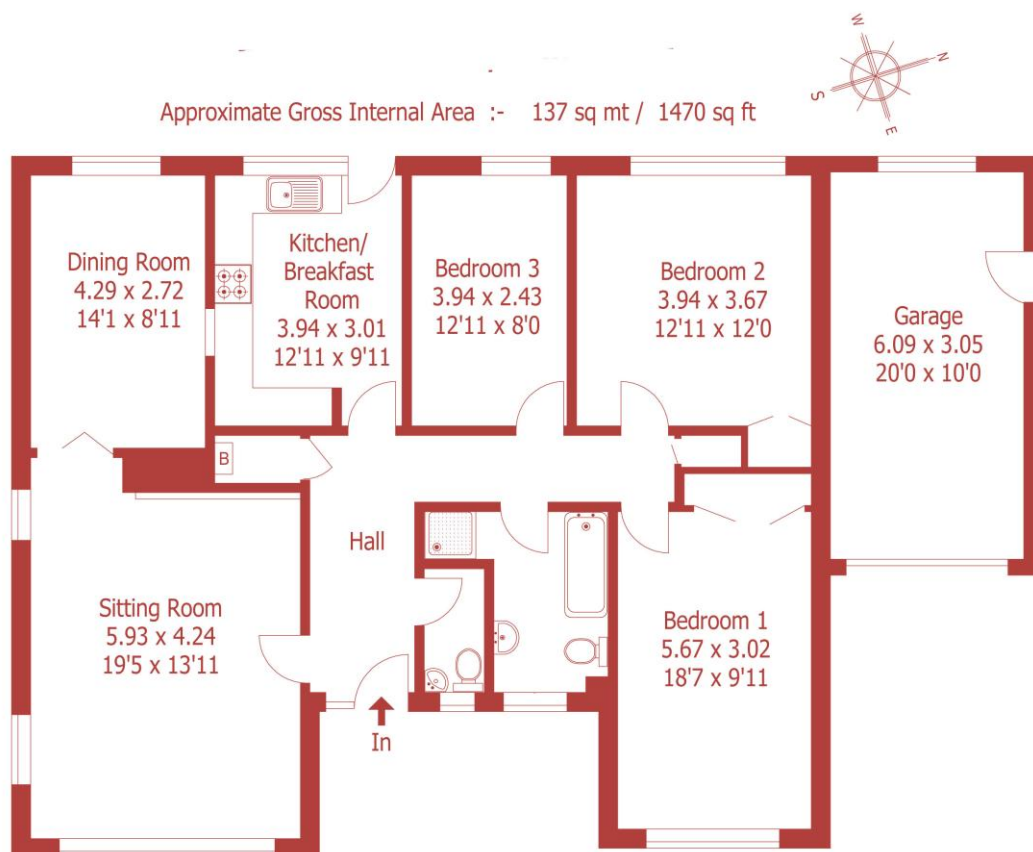
As the gardens wrap around the property there is the ability to find sun throughout the day. The gardens are laid to lawn with a range of shrubs and trees. There is a south facing area of lawn to the left hand side of the bungalow. The property lends itself to the installation of patio doors from the dining room out to a sun terrace.

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 town centre, proceed along Hanham Road. At the second roundabout, turn into Allenvie Road, with Wimborne Fire Station on the right. Proceed to the far end of Allenvie Road, and turn right into Lacy Drive. Take the first turning left into Venator Place, and the property can be found at the head of the first cul-de-sac on the left.





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		
A (91-100)		84
B (81-90)		
C (69-80)	69	
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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