

Christopher
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1 The Acorns

Wimborne, BH21 2EU

Price Guide £475,000 Freehold



A spacious 3/4 bedroom detached bungalow situated on a large corner plot with a winterbourne stream flowing through the garden, about 1.5 miles east of Wimborne town centre, and for sale with NO FORWARD CHAIN.

Traditionally constructed in 1987 by David Wilson Homes Ltd, the property has stone and render elevations, a concrete tiled roof and a brick chimney, and is connected to all mains services. It benefits from gas central heating and double glazing. Local shops are close by, and there is easy road access to the coastal towns of Poole and Bournemouth.

Covered Entrance Way

A covered entrance way (with paved floor) leads to a spacious hall .

Spacious Hall

With arch feature and wall light points.

Large Living Room

25'4" x 12'7" (7.74 x 3.84)

Glazed double doors give access to a large living room with fireplace, inset gas fire, and sliding aluminium double glazed door to a conservatory.

Conservatory

11'5" x 10'0" (3.48 x 3.06)

With full height windows, electric under floor heating, and double doors to the garden.

Dining Room/Bedroom 4

13'0" x 8'11" (3.98 x 2.72)

Further double doors lead to a dining room/bedroom 4 overlooking the stream.

Kitchen/breakfast Room

13'0" x 10'8" (3.98 x 3.27)

With work surfaces, 1.5 bowl sink unit, base and wall cupboards, fan oven, 4-burner hob, extractor and integrated dishwasher.





Utility Room

The separate utility room has a worktop, wall mounted boiler, space for white goods, and door to outside.

Bedroom 1

13'3" x 11'4" (4.05 x 3.46)

A double room with an excellent range of fitted wardrobes

En Suite Shower Room

A fully tiled en suite shower room (with corner shower cubicle, vanity unit, wash basin and WC.)

Bedroom 2

11'5" x 9'10" (3.48 x 3.00)

A double room with fitted wardrobes, overlooking the stream,

Bedroom 3

10'3" x 8'5" (3.13 x 2.58)

A smaller double room to the front.

Bathroom

With bath, vanity unit, wash basin, WC and fully tiled walls.



Outside

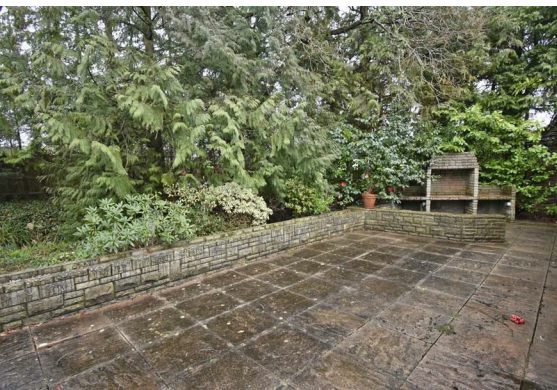
A tarmac driveway provides off road parking and leads to a detached double garage with electric up-and-over door, lighting, power and personal door. The large front garden is laid to lawn with trees including oak, pine, magnolia and fir. Paved pathways surround the bungalow. The rear garden has a conifer screen, a free flowing winterbourne stream, a large entertaining terrace, planted stone walls and a large purpose-built barbecue area.

Directions

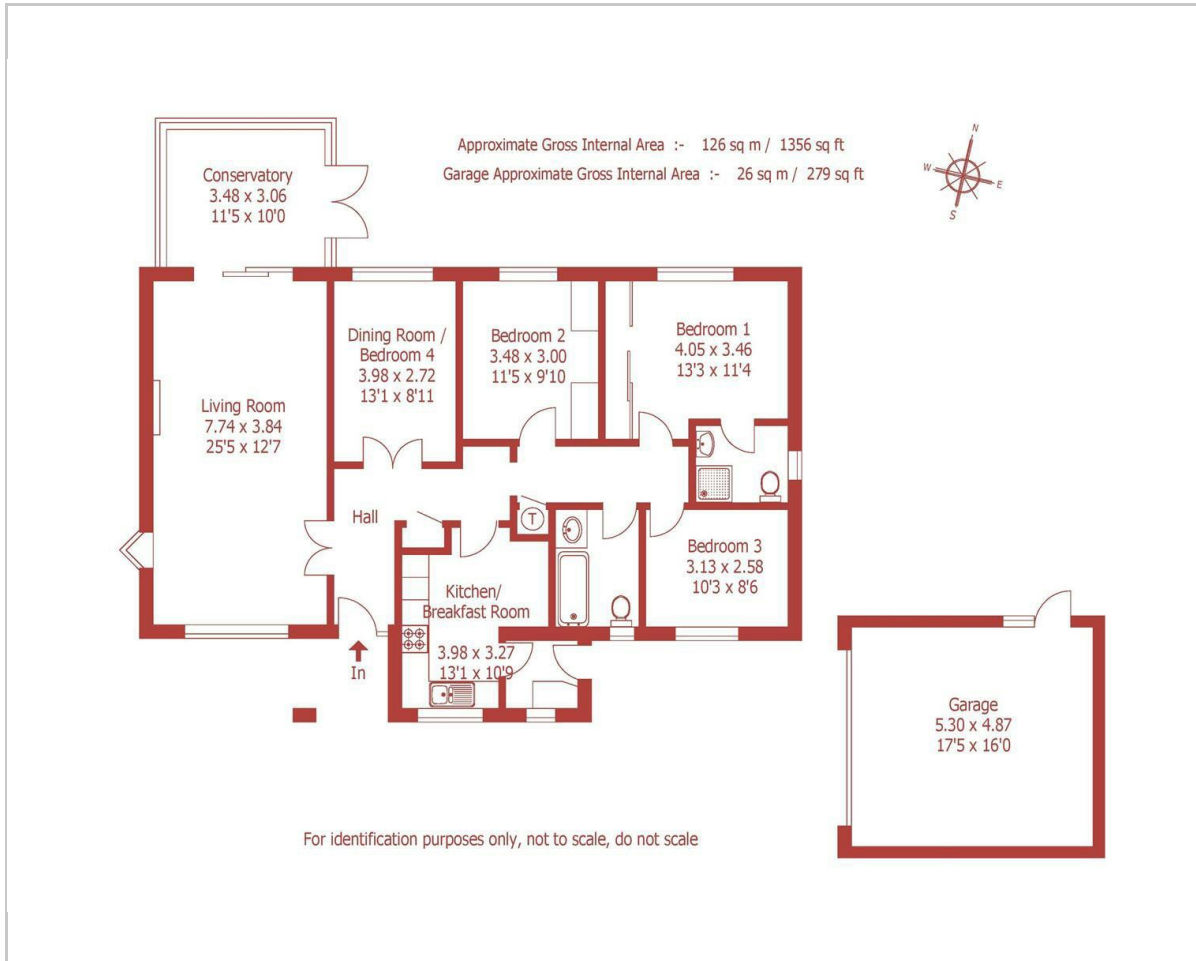
From Wimborne, proceed east along Leigh Road, passing Leigh Common on the left hand side. Leigh Road becomes Wimborne Road West. Proceed past Quarter Jack Park and Farm Court on the right and The Acorns is the next turning on the right.

Council Tax

Band F



Floor Plan



Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

