



SANDHURST DRIVE
WIMBORNE, BH21 6SQ



GUIDE PRICE £525,000

- Generous detached bungalow
- 3 spacious double bedrooms
- Ensuite shower room
- Substantial dual aspect lounge/dining room
- Kitchen/breakfast room & separate utility
- Large low maintenance front garden
- Private rear garden
- Detached oversized single garage
- Close to Moors Valley Country Park
- Tranquil yet accessible location

This delightful detached bungalow offers three spacious double bedrooms, including a master suite with an en-suite shower room, this property is ideal for families or those seeking a peaceful retreat.

Conveniently located near Moors Valley Country Park and with easy access to commuter routes, this property offers the perfect balance of rural charm and modern living. With its generous living spaces and thoughtful design, this bungalow is a must-see for anyone looking to settle in a tranquil yet accessible location.



Upon entering, you are welcomed by a generous entrance hall that provides access to a well-appointed kitchen/breakfast room. This updated space features a range of stylish glass units, a gas hob, electric oven, and ample storage. The adjoining utility room offers practicality with additional storage and side access.

The heart of the home is undoubtedly the substantial dual aspect lounge/dining room, which boasts a feature fireplace with a living flame gas fire, creating a warm and inviting atmosphere. Two sets of sliding doors open onto the rear patio and garden, seamlessly blending indoor and outdoor living.

The bungalow is complemented by a large, low-maintenance front garden and a block-paved driveway that accommodates several vehicles, leading to an oversized single garage equipped with power and light. The rear garden is a true sanctuary, featuring a well-maintained lawn, mature flower beds, and a delightful cherry tree, all providing a private and secluded space for relaxation or entertaining.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driving, detached garage & private EV charging

Utilities: Mains electricity, mains gas, mains water

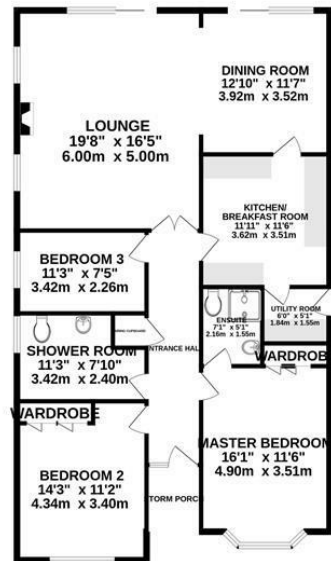
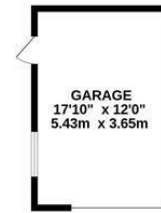
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1556 sq.ft. (144.6 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memopix ©2020.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595