



Dales Drive, Wimborne, Dorset, BH21 2JT





# Price Guide £560,000 Freehold

A beautifully presented, contemporary style 3 double bedroom detached bungalow with a south facing rear garden. It has undergone a course of refurbishment and remodelling, and now features vaulted ceilings to a superbly fitted kitchen/breakfast room and living room, luxury bath/shower room, separate cloakroom, utility room, ample off road parking, and a detached garage.

The property benefits from gas fired central heating (boiler and radiators replaced in Dec 2021), replacement UPVC double glazed windows, electrically operated Velux windows to the kitchen and living room, laminate flooring throughout, and in exemplary condition throughout.

Colehill provides a range of local shops including a Co-op/post office, and at the end of Dales Drive there is a One Stop. There are excellent first and middle schools, many scenic walks at Cannon Hill Plantation and ByTheWay field, and bus services connecting to the market town of Wimborne Minster, with its wide range of amenities, and the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

A front door leads through to a large reception hall, with a walk-in store cupboard, access to loft space (with retractable ladder, fitted light and partly boarded), and a cloakroom (with concealed cistern WC and wash hand basin). The living room features a high vaulted ceiling, electrically operated skylight, decorative fireplace, and enjoys a delightful aspect over the rear garden. A connecting door leads into a separate dining room/bedroom 3 with a fitted range of shelving, drawers and hanging space. The superbly fitted kitchen/breakfast room comprises a range of contemporary style units, quartz worktops, high vaulted ceiling with electrically operated skylight, central island unit forming a breakfast bar, 2 Zanussi electric ovens, Neff induction hob, cooker hood, sink with waste disposal, integrated dishwasher, space for American style fridge/freezer, underfloor heating, and door to outside. There is a separate utility room with plumbing for washing machine, space for tumble dryer, wall mounted Worcester combination boiler, underfloor heating, access to further loft area, and UPVC double glazed side door. The main bedroom has a full range of fitted wardrobes and dressing table, bedroom 2 is a good sized double bedroom, and the spacious, luxury family bath/shower room comprises a walk-in shower (with rain water head), twin ended bath, concealed low cistern WC, wash basin, and display recess.

The front garden is bound by a low brick garden and is arranged for off road parking. To the side of the property, there are high timber gates providing access to a long, paved driveway leading to the rear section of garden where there is a detached garage (with up-and-over door, pitch room providing ample eaves storage space, lighting and power points, and side personal door). The nicely enclosed rear garden affords a large degree of privacy has a large paved garden terrace, centre lawn, flower and shrub borders, and to the rear section of garden there is a further patio.

**Directions:** From Wimborne, proceed east along Leigh Road which becomes Wimborne Road West. Continue until reaching the Canford Bottom gyratory system and take the first left into Canford Bottom. Dales Drive is the second turning on the left by One Stop, and the can be found on the left hand side.

**Council Tax Band:** D

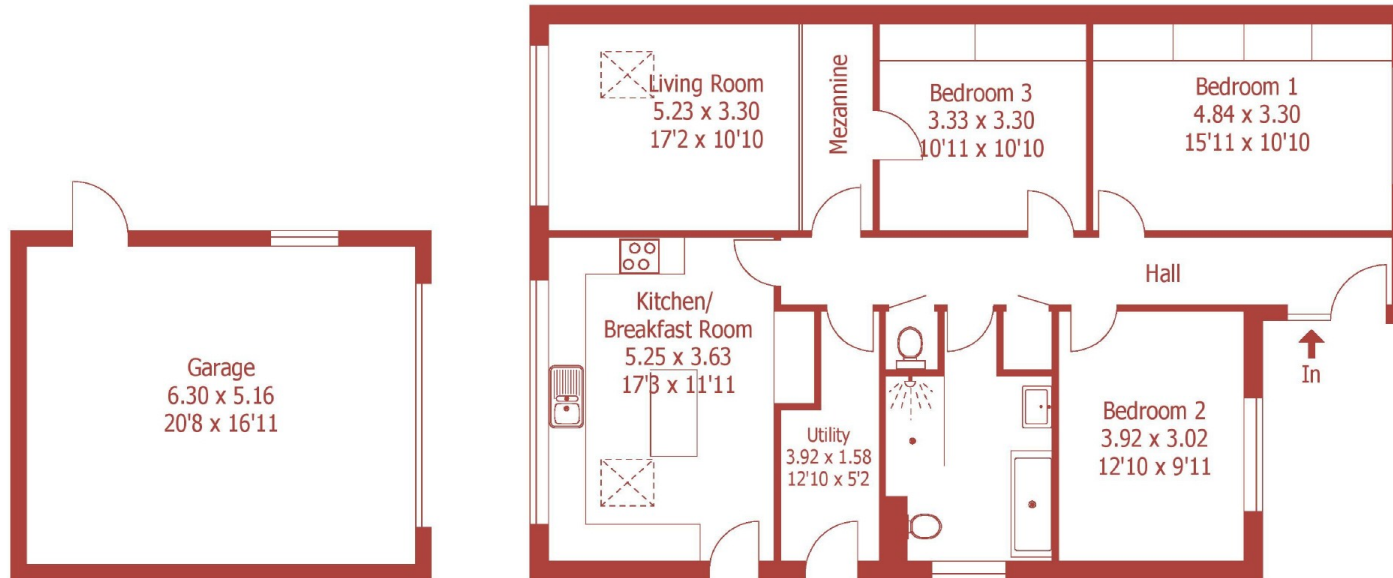
**EPC Rating:** C

**Viewing:** By prior arrangement through **CHRISTOPHER BATTEN**



Approximate Gross Internal Area :- 105 sq m / 1131 sq ft

Garage Approximate Gross Internal Area :- 32 sq m / 347 sq ft



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

Drawn using existing drawings and dimensions



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

15 East Street, Wimborne, Dorset BH21 1DT  
Tel: (01202) 841171 Fax: (01202) 842714 Email: [properties@christopherbatten.com](mailto:properties@christopherbatten.com)  
[www.christopherbatten.com](http://www.christopherbatten.com)

**Christopher  
Batten**



