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DALES DRIVE
WIMBORNE, BH21 2JT



OFFERS IN EXCESS OF £435,000

NEW INSTRUCTION!

AWAITING PROBATE – NO FORWARD CHAIN - This spacious TWO BEDROOM BUNGALOW is situated on a **GENEROUS PLOT** within popular Colehill just a minute's walk from a local shop and bus routes, as well as being within easy distance of **WELL REGARDED SCHOOLS** and **WIMBORNE TOWN CENTRE**. The property offers **POTENTIAL FOR EXTENSION (STPP)**.

There is a large frontage with parking for several vehicles on the block paved driveway, as well as a landscaped front garden. There is also access to the rear garden and garage down the side of the property.

The property is accessed internally via an entrance porch and through to the spacious entrance hall. Off the hall are two double bedrooms, both with fitted wardrobes. Bedroom one has a large window overlooking the rear garden and bedroom two is positioned at the front of the property.

The bungalow benefits from a fully tiled shower room with a WC and wash hand basin, as well as a separate WC and hand wash basin adjacent.

The large lounge/dining room is a notable feature of this property, with a large bay window, electric fireplace and double doors to the kitchen.

The kitchen includes a range of base and wall units as well as a fridge, freezer and cooker which are included and there is space for a washing machine.

To the rear of the property is the large conservatory, with a lovely outlook to the garden.

The large rear garden offers plenty of space, privacy and sunlight. There is a patio with plenty of space to entertain, a large shed, greenhouse and garage. There is a large lawn with mature plants and shrubs in the borders.

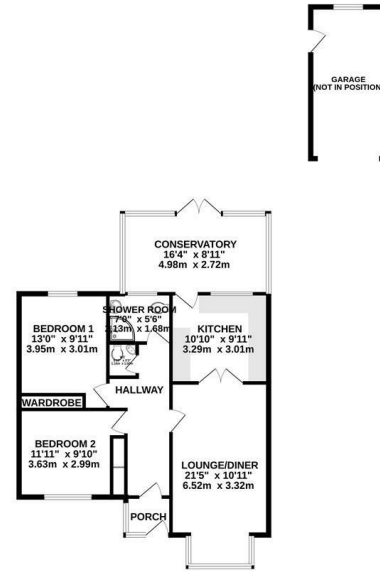
The boiler is in the loft and has been regularly serviced.

Energy Performance Rating C
Council Tax Band D



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GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of such, windows, doors and any other details are approximate and are not intended to be taken as any guarantee or representation. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given. Made with Metropack 12/2018

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