



38 Park Lane, Wimborne, BH21 1LD

Asking Price £675,000

- IMPRESSIVE VAULTED KITCHEN/DINING EXTENSION
- SOLAR PANELS WITH BATTERY STORAGE
- MASTER BEDROOM W/ ENSUITE
- VIEWING IS ESSENTIAL
- DETACHED FOUR DOUBLE BEDROOM HOME
- GARAGE AND PARKING FOR FOUR CARS
- LIVING ROOM W/ LOG BURNER
- LARGE GARDEN WITH CABIN WITH POWER
- HIGHLY SOUGHT AFTER LOCATION
- AMENITIES ON THE DOORSTEP

38 Park Lane, Wimborne BH21 1LD

DETACHED FAMILY HOME in the HEART OF WIMBORNE, offering FOUR BEDROOMS, GARAGE W/ AMPLE PARKING and a LARGE SOUTH-WESTERLY FACING GARDEN. A rare town centre opportunity combining space, convenience and lifestyle appeal just moments from Wimborne's shops, cafés, pubs and amenities. VIEWING IS ESSENTIAL.



Council Tax Band: F



Property Details

Area

Wimborne Minster is a charming historic market town, highly regarded for its character, community feel and excellent lifestyle offering. The town centre is home to a great mix of independent shops, cafés, restaurants, traditional pubs and regular markets, with the iconic Minster at its heart. Surrounded by beautiful Dorset countryside and riverside walks, while also offering easy access to the A31, Wimborne perfectly balances town centre convenience, countryside living and excellent connectivity.

Description

A RARE OPPORTUNITY to purchase a DETACHED HOME in the VERY HEART OF WIMBORNE, combining town centre convenience with flexible living space, excellent parking and a superb SOUTH-WESTERLEY FACING GARDEN.

The ground floor offers an IMPRESSIVE and versatile layout. The welcoming living room features a LOG BURNER and leads through to the conservatory, which opens directly onto the garden. There is also a further double bedroom/reception room, a downstairs shower room, and a MODERN EXTENDED KITCHEN/DINING ROOM with VAULTED ceiling and BI-FOLD DOORS, creating a fantastic space for entertaining and everyday living.

Outside, the LARGE

SOUTH-WESTERLEY FACING GARDEN is a real highlight, offering excellent space for family life, relaxing and entertaining. The garden also includes a mains-connected CABIN, ideal as a home office, studio or gym, with access to the garage and rear parking for up to FOUR CARS.

Upstairs, there are three double bedrooms, including a MASTER BEDROOM WITH ENSUITE along with a family bathroom. Further benefits include SOLAR PANELS WITH BATTERY STORAGE in the loft and a boiler approximately three years old.

RARELY AVAILABLE in such a CENTRAL WIMBORNE LOCATION, this property is a fantastic lifestyle home offering space, practicality and modern living just moments from the town centre.

Agent Notes

Parking: Garage & Driveway
Tenure: Freehold
Council Band: F
EPC: D





Total Area: 133.4 m² ... 1436 ft² (excl. Outbuildings)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
 Call 01202 88 90 88 to make an appointment.