



150 FOXCROFT DRIVE, WIMBORNE, DORSET, BH21 2LA
£425,000 FREEHOLD

A LINK DETACHED 2 DOUBLE BEDROOM BUNGALOW SITUATED IN A QUIET RESIDENTIAL CUL-DE-SAC, WITH A LARGE FRONT GARDEN, GARAGE/WORKSHOP, AMPLE OFF ROAD PARKING, AND POTENTIAL FOR BOTH RENOVATION AND EXTENSION, SUBJECT TO THE NECESSARY PLANNING CONSENTS.

SUMMARY:

The property has recently been decorated and cleaned, giving it a light and spacious feel. There is a spacious entrance hall with a storage cupboard and airing cupboard.

AT A GLANCE

- 2 double bedrooms
- Potential for both renovation and extension, subject to the necessary planning consents.
- Attached garage/workshop
- Dual aspect living room
- In a quiet residential cul-de-sac



DESCRIPTION:

The kitchen/breakfast room is split into 2 areas with separate spaces for food prep and cooking comprising an extensive range of units, sink overlooking the rear garden, space for washing machine, wall mounted boiler, built-in oven and plate warmer, island unit incorporating an electric hob and additional storage, and a door leading to the rear garden.

The dual aspect living room provides lots of natural light features a stone fireplace (with inset gas fire).

Bedroom 1 is a large double bedroom which enjoys a front aspect with a range of fitted wardrobes and drawers, and bedroom 2 is also a double bedroom enjoying a front aspect. The shower room comprises a corner shower cubicle, WC, wash basin, heated towel rail, and a range of storage units.

A brick paved driveway provides ample off road parking leads to an attached garage/workshop with an up-and-over door, and a door to the rear garden. The large front garden is laid to a substantial lawn with deep mature borders, established trees and shrubs, and a feature concrete fountain (not tested).



Agents' Note: While not investigated, it has been noted by the current seller that it may have potential for an additional dwelling, subject to the necessary planning consents.

The rear garden has lots of scope for any avid gardener with a central lawn area, and a brick paved patio runs across the rear of the bungalow and to the side giving gated access to the front garden. There is a range of mature shrub borders, as well as pathways shows this garden was once much loved and requires bringing back to life.

LOCATION:

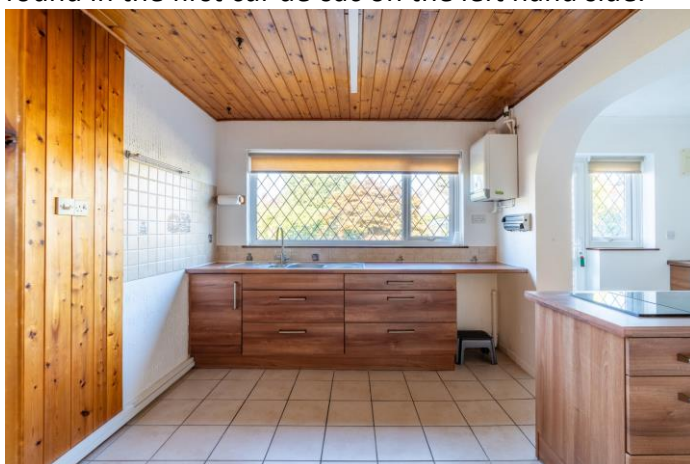
Foxcroft Drive enjoys easy access to local shops, and other amenities in Colehill, and is about 2 miles from the centre of Wimborne. The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

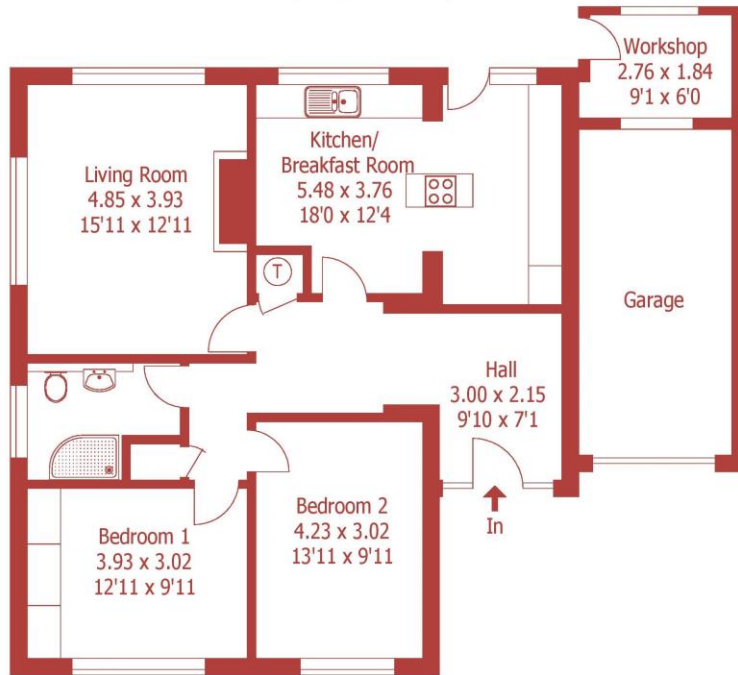
Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Turn left just before the petrol station, into Hayes Lane. Take the second turning on the right into Foxcroft Drive. Take the first turning on the left, and Number 150 can be found in the first cul-de-sac on the left hand side.



Approximate Gross Internal Area :- 91 sq m / 977 sq ft
Excluding Garage / Workshop



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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

