



19 Gorse Road, Wimborne BH21 3SJ

Quietly situated on the fringe of this ever popular village, here is an opportunity to acquire a most spacious and versatile detached bungalow presented for sale in excellent condition and having well stocked mature gardens.

EPC: 71 Council Tax Band: E Price: £485,000 Freehold







Key Features

- THREE DOUBLE BEDROOMS
- EXCELLENT LIVING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- MASTER WITH EN-SUITE DRESSING & SHOWER ROOM
- FURTHER FULLY TILED SHOWER ROOM
- GARAGE & SPACE FOR MOTOR HOME
- SOLAR PANELS
- SEMI-RURAL POSITION WITH FINE VIEWS

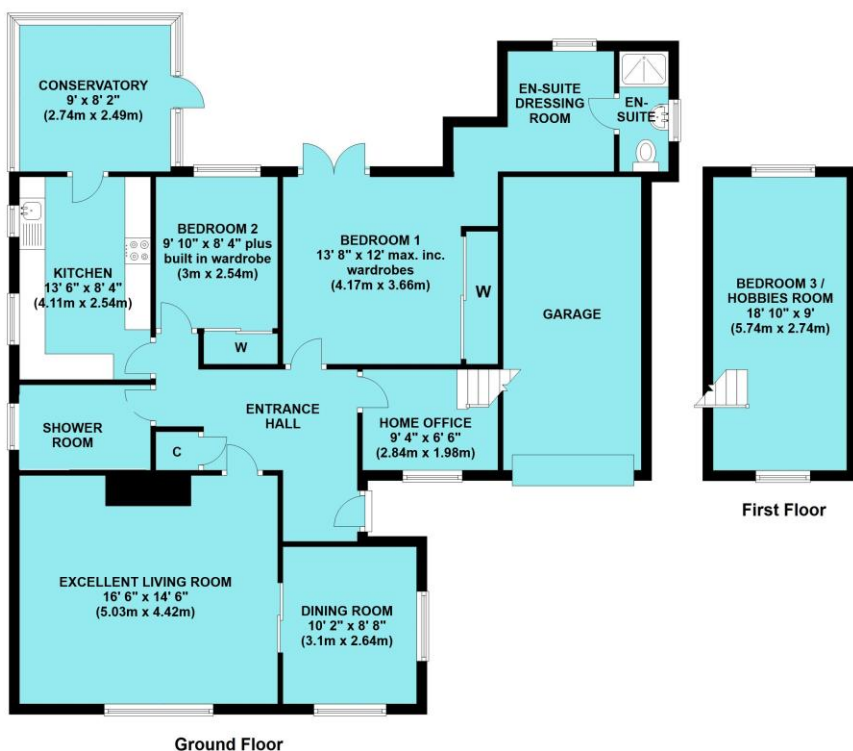
The Property

Upon entering the property one is immediately impressed with the spacious reception hall which serves all principle rooms. There is an excellent living room with picture window overlooking the front garden and countryside in the distance. From here, double doors lead into a dining room. There is a well fitted kitchen where one will find a wall mounted Worcester gas boiler. From here a door leads into the conservatory.

The excellent main bedroom has French doors leading out to the garden, in addition to the en-suite dressing room and fully tiled shower room. There is a most useful home office from where several steps

lead up to bedroom 3, this room being versatile and useful for a variety of purposes. Bedroom 2 is also a double and overlooks the rear garden. To complete the picture internally, there is a fully tiled shower room.

The front garden is screened by a mature laurel hedge and provides excellent parking including space for a motor home if needed. There is an integral garage. Wide side access includes space for a garden store if required, whilst the rear garden enjoys a pleasant sunny aspect and is arranged over two levels.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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