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FREEMANS LANE

WIMBORNE, DORSET, BH21 2JN

FINE & COUNTRY  
Homes from Edwards



# GUIDE PRICE £470,000

- **DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **SEPARATE LOUNGE**
- **CONSERVATORY**
- **FAMILY BATHROOM AND ENSUITE SHOWER ROOM**
- **DETACHED GARAGE AND DRIVEWAY PARKING**
- **WELL PROPORTIONED, NEATLY MAINTAINED WRAP AROUND GARDEN**

This well maintained detached bungalow is located close to local amenities and well regarded schools, just a short drive from Wimborne town centre and the many amenities available. The property sits on a good size and neatly landscaped plot with driveway parking and access to a detached garage alongside the bungalow.

Accommodation includes three double bedrooms - the master with the benefit of an adjoining ensuite shower room which is fully tiled and fitted with shower cubicle, wash hand basin and WC. A fully tiled family bathroom with both shower and separate bath, wash hand basin and WC, serves the remaining two bedrooms. A good size, dual aspect lounge overlooks the garden and a kitchen/breakfast room



with a range of light fronted base and wall units with built-in oven, gas hob and extractor, along with under counter space for free standing white goods, has an adjoining conservatory with access to outside.

EPC: D

The central entrance hallway is large enough to accommodate casual seating and dining table and chairs.

Outside there is a detached garage with vehicular and pedestrian door and there is also external access to a useful secure storage area within the footprint of the property. The garden is laid mainly to lawn with some established specimen planting and fencing to boundaries which affords a good degree of privacy.



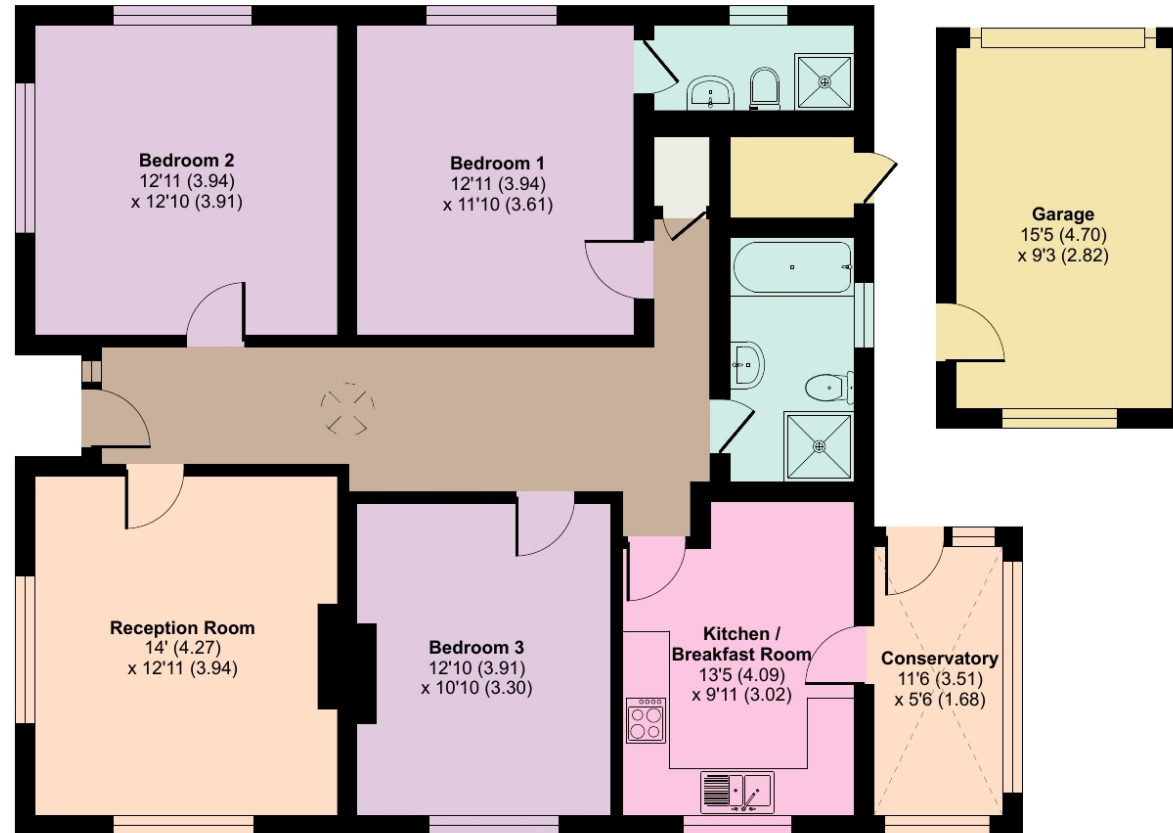
# Freemans Lane, Wimborne, BH21

Approximate Area = 1347 sq ft / 125.1 sq m (includes garage)

Outbuilding = 19 sq ft / 1.8 sq m

Total = 1366 sq ft / 126.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2022. Produced for Edwards Estates Ltd. REF: 827863



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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**Fine & Country Wimborne Sales**

47 East Street, Wimborne, Dorset, BH21 1DX • [www.edwardestates.com](http://www.edwardestates.com)  
01202 842842 • [info@edwardestates.com](mailto:info@edwardestates.com) • [www.fineandcountry.com](http://www.fineandcountry.com)

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