



309 Wimborne Road West,
Wimborne BH21 7NW
Offers In Excess Of £475,000





OFFERS IN EXCESS OF £475,000
FREEHOLD

****PLANNING APPROVED****

A very rare and exciting opportunity to purchase a spacious two double bedroom detached bungalow positioned on approx 1/4 of an acre.

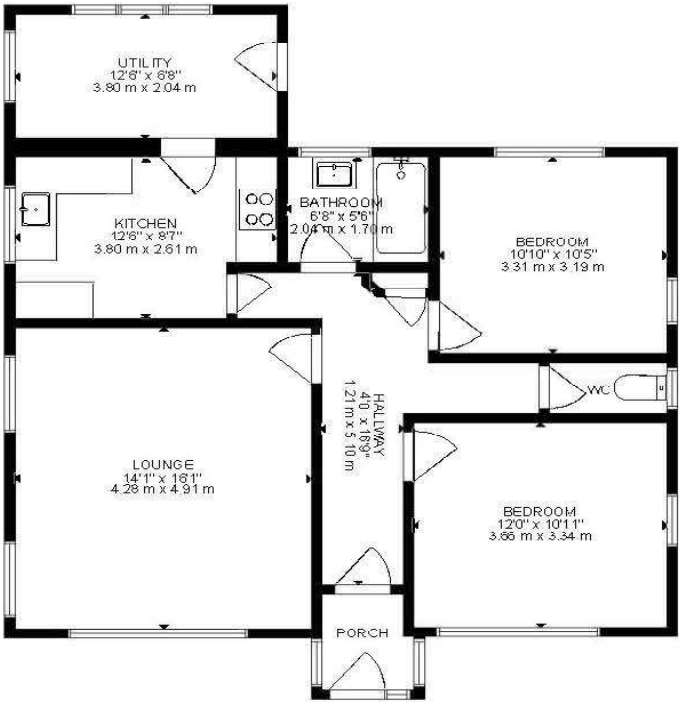
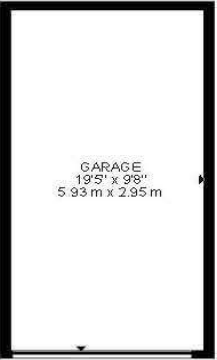
Planning has been granted for a ground floor rear extension, roof extension and new garage (plans are included in the property listing) and further benefits include **NO ONWARD CHAIN.**

Detached Bungalow
Large Plot Of Approx 1/4 Acre
Huge Development Potential
Planning Permission Granted
No Onward Chain
Detached Garage
Parking For Several Vehicles
Sought After Location
Two Double Bedrooms
Additional Loft Room
EPC E | Council Tax Band D

01202 434365

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GROSS INTERNAL AREA
TOTAL 1053 SQ FT, 98 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Proposed Bungalow Front (South) Elevation
Scale 1:100 @ A1



Proposed Bungalow Side (West) Elevation
Scale 1:100 @ A1



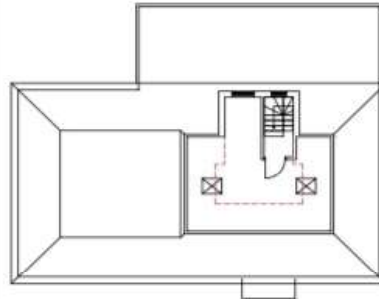
Proposed Bungalow Rear (North) Elevation
Scale 1:100 @ A1



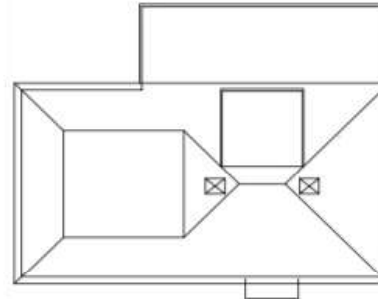
Proposed Bungalow Side (East) Elevation
Scale 1:100 @ A1



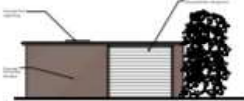
Proposed Bungalow Ground Floor Plan
Scale 1:100 @ A1



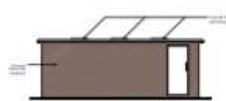
Proposed Bungalow First Floor Plan
Scale 1:100 @ A1



Proposed Bungalow Roof Plan
Scale 1:100 @ A1



Proposed Garage Front (South) Elevation
Scale 1:100 @ A1



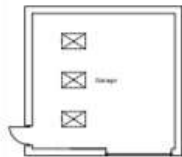
Proposed Garage Side (West) Elevation
Scale 1:100 @ A1



Proposed Garage Rear (North) Elevation
Scale 1:100 @ A1



Proposed Garage Side (East) Elevation
Scale 1:100 @ A1



Proposed Garage Plan
Scale 1:100 @ A1



Proposed Garage Roof Plan
Scale 1:100 @ A1

Project:	300 Windome Rd West, Wintborne BA21 7NW
Client:	Mr T Vyas
Drawing Title:	Proposed Drawings
Scale:	1:200 & 1:500 @ A1
Drawing No.:	284 GA 03a

SHORE

10 High Street, Poole, Dorset, BH15 1BP
Web - www.shorearchitects.co.uk
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These drawings are for planning application purposes and are not intended for construction. Additional drawings for building regulations will be provided to the client on completion of the planning application. The client shall be responsible for obtaining all necessary permissions for the proposed development.





LOCATION

Just a short distance from Ferndown town centre, and less than 3 miles from the market town of Wimborne, both of which have an excellent range of shopping, leisure and recreational facilities. For those wishing to create a family home there are a range of good schools nearby and bus routes just moments away giving you easy access to Bournemouth & Poole, which have award winning sandy beaches and a variety of amenities. The nearby A31 provides quick access to the New Forest, Southampton and beyond for the commuter by car.

Winkworth Ferndown

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