



FOR SALE
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**Canford Magna
Wimborne, Dorset, BH21 3AX**

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FREEHOLD PRICE £450,000

Spacious four bedroom detached house situated in a quiet cul de sac off the Floral Farm. The extended accommodation has been well maintained and improved by the present owners who have owned the property for 32 years.

- Entrance hall, downstairs shower room
- Sitting room with contemporary fireplace and windows to two elevations
- Dining/family room with patio doors to rear garden
- Large kitchen/breakfast room with good range of floor and wall units, ample work tops, split level double oven, four burner gas hob
- Covered way giving access to utility room
- Three double bedrooms and a large single
- Family bathroom
- Garage plus utility room
- Gas fired central heating with new boiler (10 year warranty)
- UPVC double glazing and security alarm system
- Ample driveway and parking
- Landscaped, enclosed rear garden with two garden sheds

The property is situated in the picturesque village of Canford Magna approximately 2 miles from Wimborne town centre which offers good shops and restaurants. Local shops, church, First school and doctors surgery are all within walking distance.

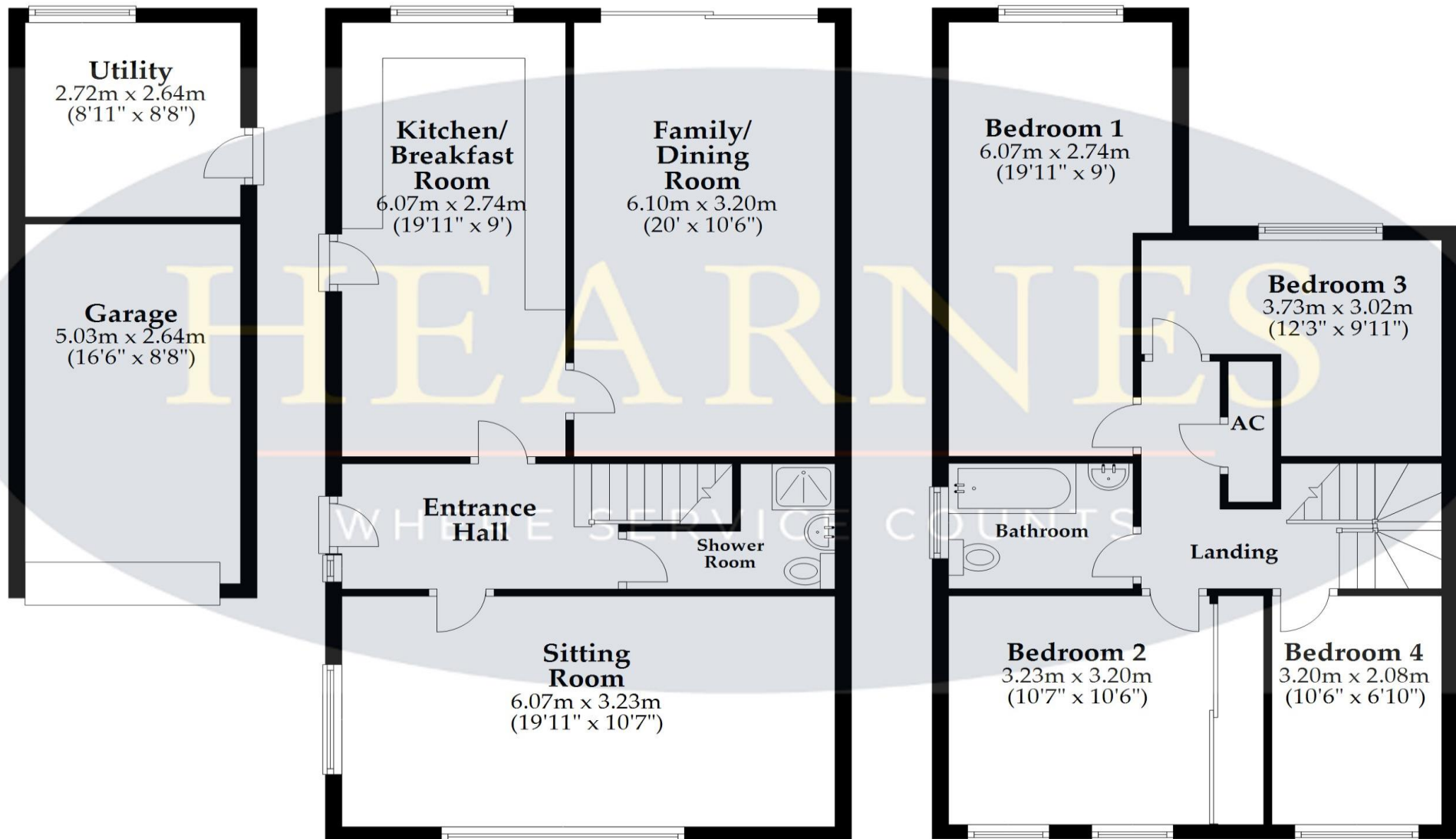
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

First Floor



Total Floor Area: approx 146.9 sq.metres (1582.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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