



**Wimborne
Dorset, BH21 1BX**

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FREEHOLD PRICE GUIDE: £975,000

A superbly positioned and deceptively spacious detached family home offering four/five bedrooms and two reception rooms with stunning kitchen/lifestyle room, utility room and en suite to main bedroom. The property is situated on a sizeable plot with an additional 'in and out' driveway giving off road parking and over size garage. NO FORWARD CHAIN.

- House and garage approximately 2,145 sq ft plus additional 375 sq ft summerhouse /studio
- Sought after convenient location within walking distance of the town centre
- Entrance porch leading to entrance hallway
- Downstairs shower room with over sized shower cubicle, wash hand basin, WC and heated ladder style towel rail
- Spacious 'L' shaped sitting/dining room with feature wood burner enjoying a dual aspect
- Separate study/bedroom five with fitted cupboard and front aspect window
- Stunning kitchen/lifestyle room with range of white gloss soft close base and eye level units and pan drawers, integrated dishwasher and fridge freezer, matching central island with inset five ring gas hob with extractor fan over, adjacent matching oven and separate grill, space for sofas and table and chairs with corner wood burner. Feature circular window and two sets of bifold doors leading onto decking/patio and garden
- Separate utility room with sink and base unit with worktop and space and plumbing for washing machine, large storage cupboard
- Four generous size bedrooms
- Main bedroom with walk in wardrobe area with built in wardrobes, vaulted ceiling with large window and French doors to sun balcony
- En suite shower room with over sized corner shower cubicle, vanity unit with wash hand basin, WC and heated ladder style towel rail
- Modern family bathroom with white three piece suite
- Double glazing and gas heating
- Outside: Tarmac 'in and out' driveway giving ample off road parking leading to over sized garage with access to storage loft. The rear garden is on a good size plot having to the immediate rear a decking area and patio ideal for al fresco dining, a pathway leads down to main garden laid to lawn with an abundance of mature flower/shrub borders. To one side further patio area with covered patio and potting shed. To the rear an impressive summerhouse/studio can be found ideal for a teenager with kitchenette

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty, offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: F EPC RATING: C

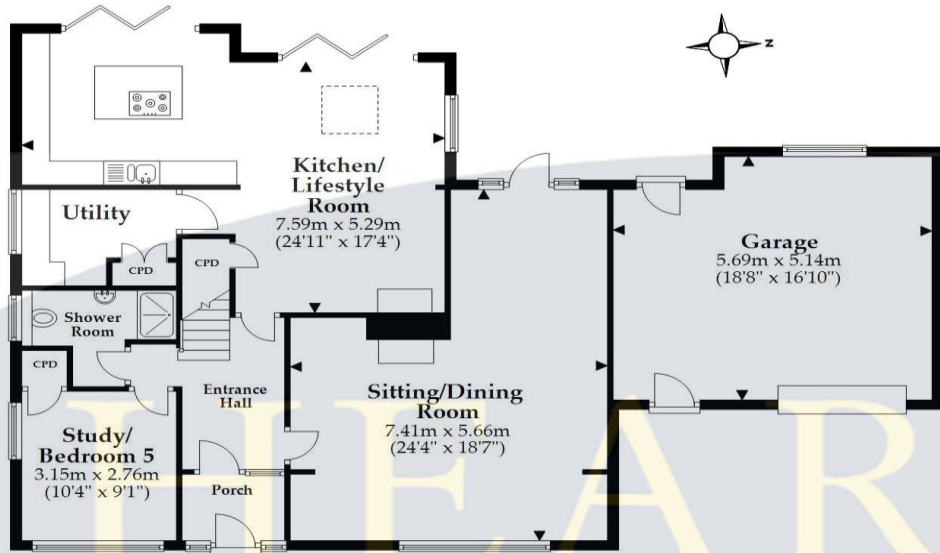
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





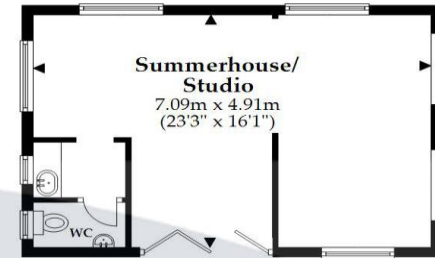
Ground Floor

Approx. 128.5 sq. metres (1382.9 sq. feet)



Cabin Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



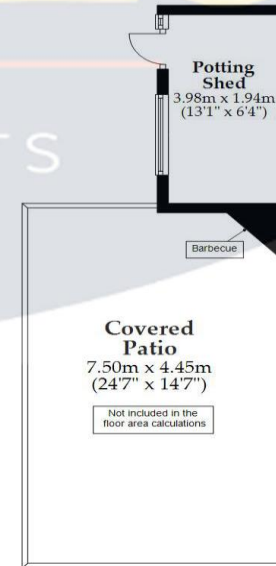
Cabin Mezzanine

Approx. 10.7 sq. metres (114.8 sq. feet)



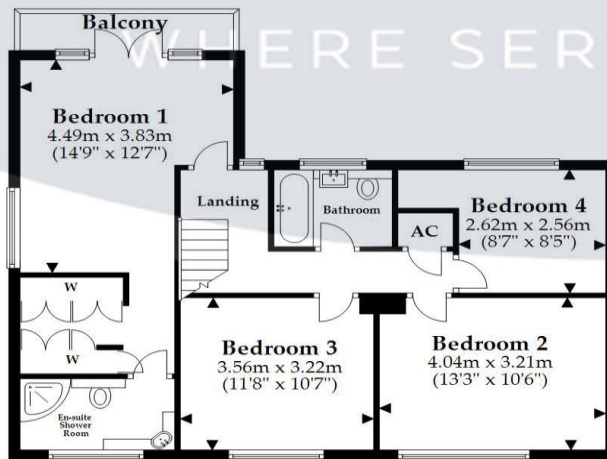
Outbuilding

Approx. 7.7 sq. metres (83.1 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.5 sq. feet)



Total area: approx. 252.6 sq. metres (2719.5 sq. feet)

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





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