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**Wimborne, Dorset, BH21 1NS**

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## FREEHOLD PRICE GUIDE: £650,000

A spacious character detached family home offering three double bedrooms, two reception rooms as well as a large sun conservatory, kitchen/breakfast room and generous size utility room. The property is situated on a good size plot with off road parking and garage located within a short distance from the town centre.

- Approximately 1,530 sq ft
- Entrance storm porch
- Entrance hallway with under stairs cupboard and cloakroom with wash hand basin and WC
- Superb sitting room with inset wood burner and dual aspect, front bay window
- Separate family/dining room with fireplace and inset electric fire, front aspect window
- Kitchen/breakfast room with range of base and eye level units with pan drawers and complementary worktops, inset gas hob and extractor fan over, built in oven and grill with microwave over, space for fridge freezer and small table and chairs
- Stunning sun conservatory with electric roof blinds, tiled flooring, rear aspect with French doors to garden
- Large utility room with base and eye level cupboards, worktop with sink, space for appliances, dual aspect with door to front of the property
- Three double bedrooms, all with ornamental fireplaces. Main bedroom enjoying a dual aspect and bedroom two and three benefiting from built in wardrobes
- Family bathroom with bath and electric shower over, wash hand basin and WC with storage cupboards
- Double glazing and gas heating
- Fitted alarm system
- Outside: The property sits on an elevated plot with steps leading to front door with flower and shrub borders. A side driveway gives off road parking for a number of cars leading to garage with up and over door. The rear garden has good sized sun terrace and ideal for al fresco dining leading to shaped lawn area with an abundance of flower/shrub borders. To the rear a timber shed can be found with the garden being enclosed by panel fencing

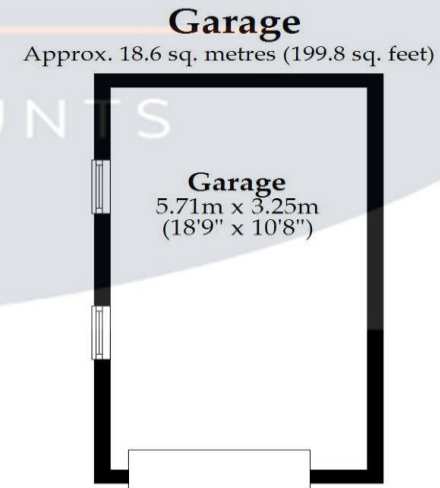
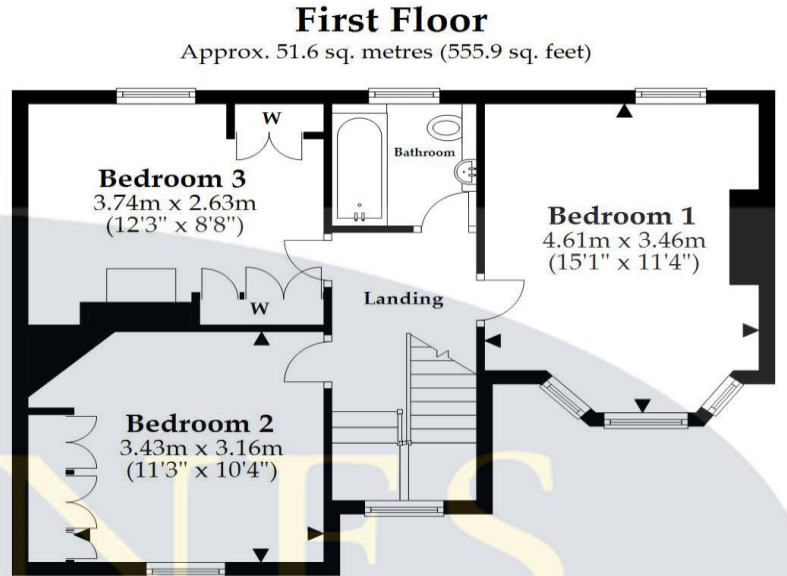
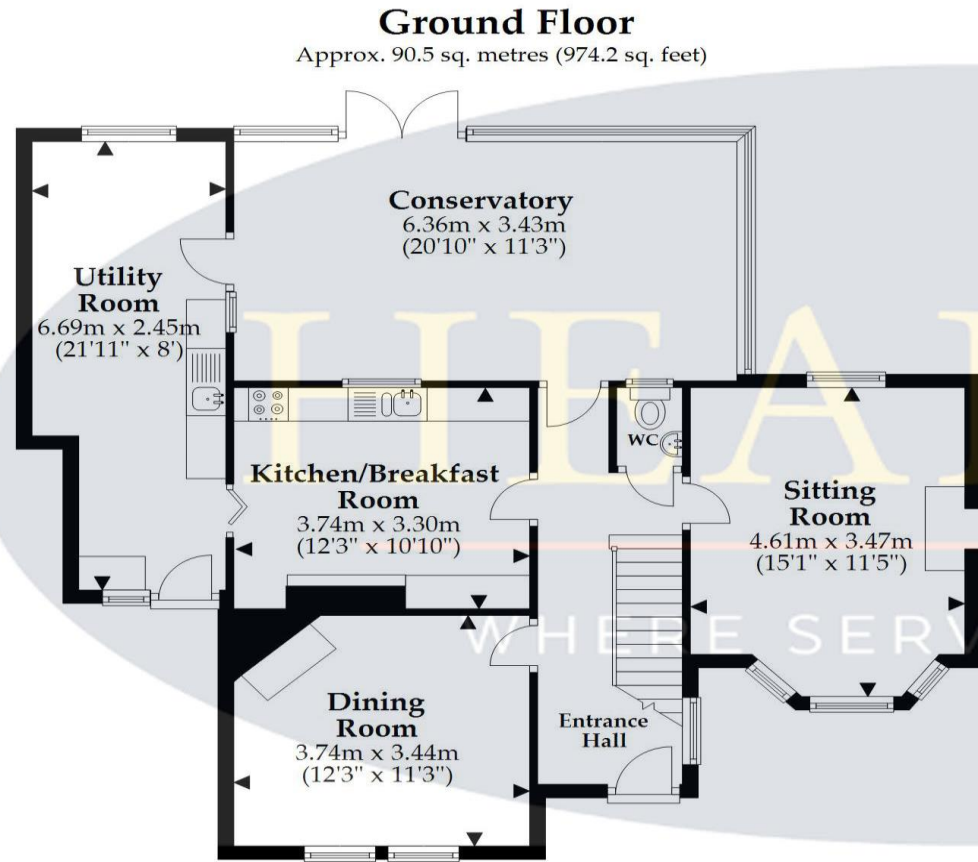
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is a short distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.







Total area: approx. 160.7 sq. metres (1729.9 sq. feet)  
 This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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