



HEARNES
WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 4DR

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FREEHOLD PRICE GUIDE £350,000

A well presented and spacious two double bedroom semi detached bungalow with modern kitchen, bathroom and en suite, situated on the edge of the town being approximately one mile distant. The bungalow is close to open countryside and Queen Elizabeth Leisure centre and Upper school.

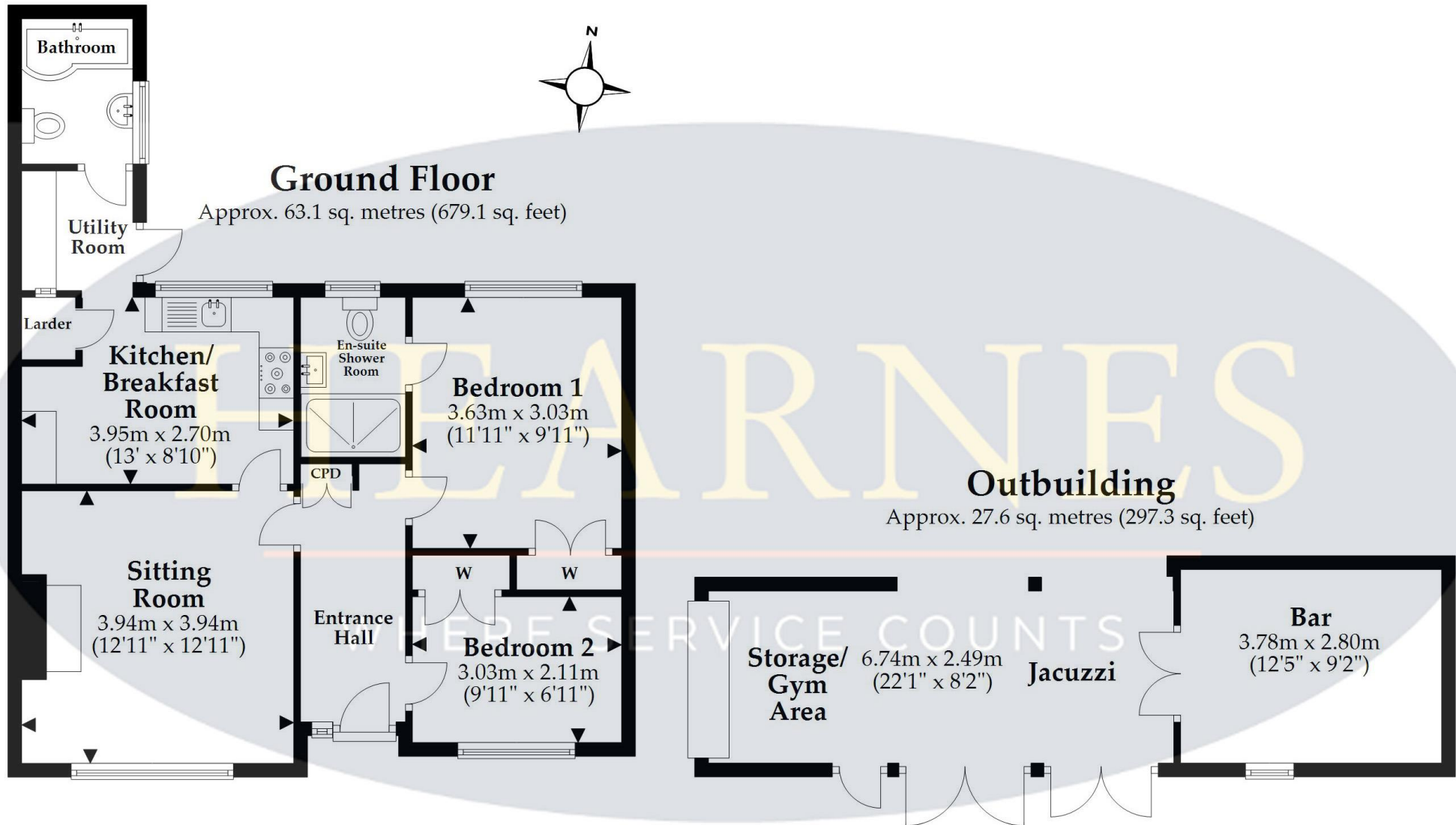
- NO FORWARD CHAIN
- Large entrance hallway with storage cupboard
- Good size sitting room with wood burner enjoying a front aspect
- Spacious kitchen/breakfast room with range of base and eye level units, solid wood worktops, inset gas hob with electric oven and grill, integrated slimline dishwasher, space for fridge freezer, built in pantry and space for table and chairs, rear aspect
- Utility room with space for washing machine and separate tumble dryer, worktop and cupboards, door to garden
- Modern bathroom with enclosed shaped bath, wash hand basin, WC and fully tiled walls
- Two double bedrooms with fitted wardrobes
- Main bedroom with luxury fitted en suite shower room with double shower cubicle, vanity unit with wash hand basin, WC, heated ladder style towel rail and fully tiled
- Double glazing and gas heating
- Outside: A shingle driveway gives access to ample off road parking with brick paviour pathway to the front door. The rear garden is laid to shingle with flower and shrub borders and paved patio area. There is then an enclosed area with hot tub to the rear, built in bar and entertaining area and further storage/gym area and to one side, a timber shed, all of which must be viewed to be appreciated. NB. To the rear of the property there is right of access across each other's neighbouring gardens

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 within one mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: B EPC RATING: D

AGENTS NOTE: 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.





Total area: approx. 90.7 sq. metres (976.4 sq. feet)

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



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