



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1AZ**

Wimborne, Dorset, BH21 1AZ

FREEHOLD PRICE: £495,000

A well presented and good size three bedroom, two reception room detached bungalow with ample off road parking and garage in a desirable, quiet location.

- Spacious entrance hallway with cloaks cupboard and further cupboard housing combi boiler
- Good size sitting room with feature fireplace with fitted coal effect gas fire, dual aspect, and patio door to sun balcony with steps down to the garden
- Separate dining room with steps down to kitchen/breakfast room
- Modern kitchen/breakfast room with range of base and eye level units with granite worktops, inset gas hob and double oven, integrated dishwasher, and separate fridge and freezer, space for washing machine, breakfast bar, side door and further rear window and door to garden
- Three generous bedrooms, main bedroom with range of fitted bedroom furniture and wardrobes
- Bedroom three currently has an open plan shower cubicle, vanity unit with wash hand basin and WC in the room which could easily be taken out
- Bathroom has three-piece white suite with bath and shower screen and shower over vanity unit with wash hand basin and enclosed WC and a heated towel rail and fully tiled walls and flooring
- Double glazed and gas heating
- Views of the minster from rear elevations and garden
- Outside ample off-road parking leading to car port and garage
- The front garden has a lawn area with flower and shrub borders leading to side lawn area. The rear garden has balcony off the sitting room enjoying open views of Wimborne and Minster. The rear garden has patio area and two-level lawn with flower and shrub borders with shed and summer house, all 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 within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

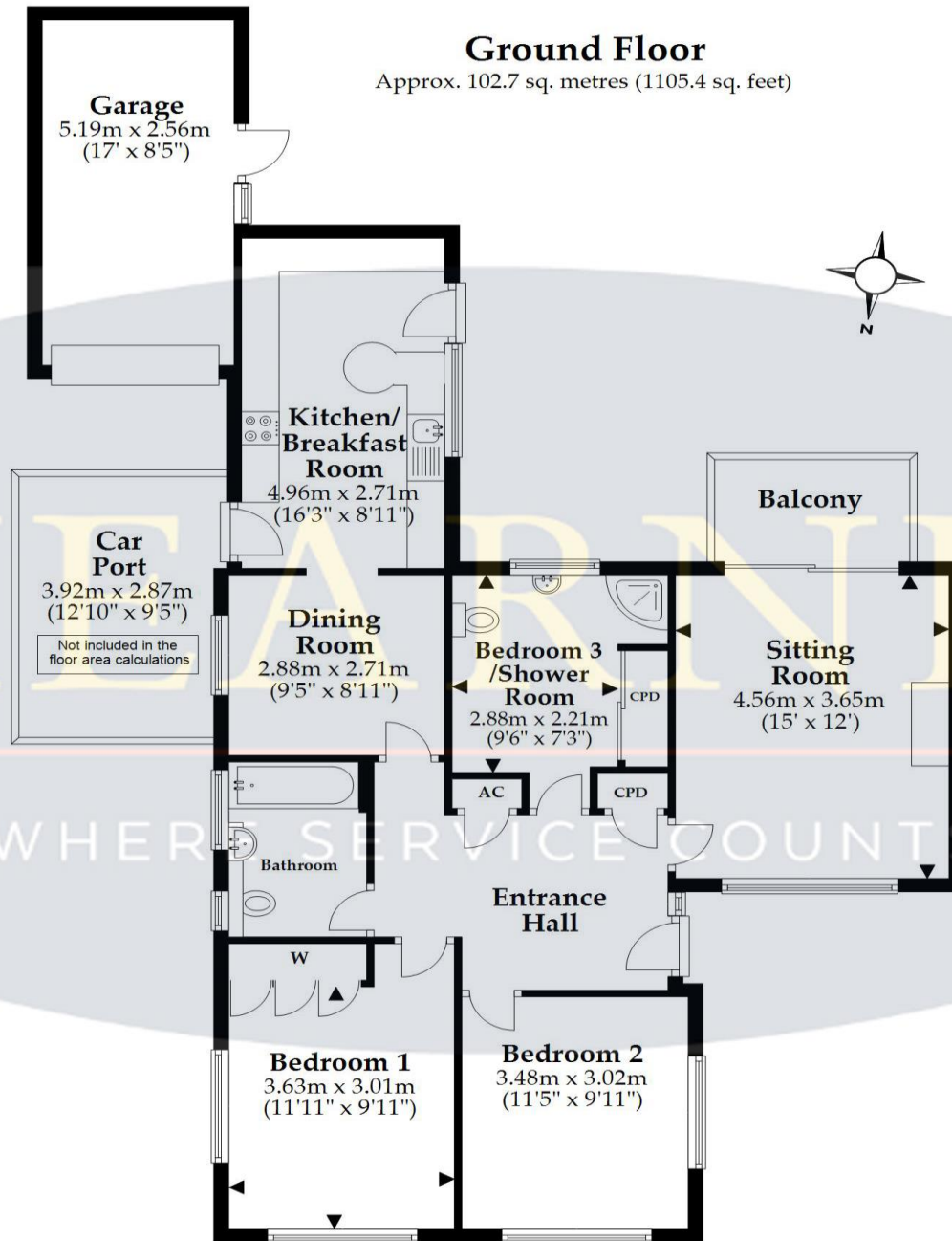
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 102.7 sq. metres (1105.4 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD