



**HEARNES**  
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**Wimborne  
Dorset, BH21 1BE**



# Wimborne, Dorset, BH21 1BE

## FREEHOLD PRICE: £640,000

A stunning and deceptively spacious detached family home offering three double bedrooms, a superb kitchen/lifestyle room with separate utility room, main bedroom with luxury en suite shower room. The property is situated on a good size plot with off road parking and studio/garden room. VENDOR SUITED.

- Entrance storm porch with tiled flooring
- Spacious entrance hallway with built in storage cupboards and door to cloakroom with vanity unit, wash hand basin and WC
- Large sitting room with picture rails, feature fireplace and open fire facility, built in book shelving and storage cupboards
- Separate utility room with sink, storage cupboard and worktop, space for washing machine and tumble dryer. Further space for cloaks and shelving with built in seating bench, side door to outside
- Stunning kitchen/lifestyle room with range of base cupboards and ample drawers, complementary stone worktops with inset hob and electric oven below, central island unit with double sink and hot tap, space for dishwasher and breakfast bar. Space for large table and chairs and sofas, inset wood burner and bifold doors to patio and garden
- Three double bedrooms
- Generous size main bedroom with built in wardrobes, ornamental fireplace and two front aspect windows overlooking allotments, luxury en suite shower room
- Bedroom two with built in wardrobes and feature wood panel walls enjoying a rear aspect and bedroom three with built in storage cupboard
- Luxury family bathroom with freestanding bath, separate shower cubicle, floating vanity unit with wash hand basin, WC, part tiled walls and ladder style heated towel rail
- Double glazing and gas heating, electric car charging point, solar panels and Tesla House battery which stores the electricity
- Outside: Brick paviour driveway giving off road parking leading to double gates and to the rear garden with further brick paviour area and patio, ideal for alfresco dining. The garden is then laid to lawn with ornamental pond and established raised flower/shrub borders. At the rear a superb studio/garden room can be found. The garden is enclosed by high hedging and panel fencing

The location of the property combines the advantages of the 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: D EPC RATING: E

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.





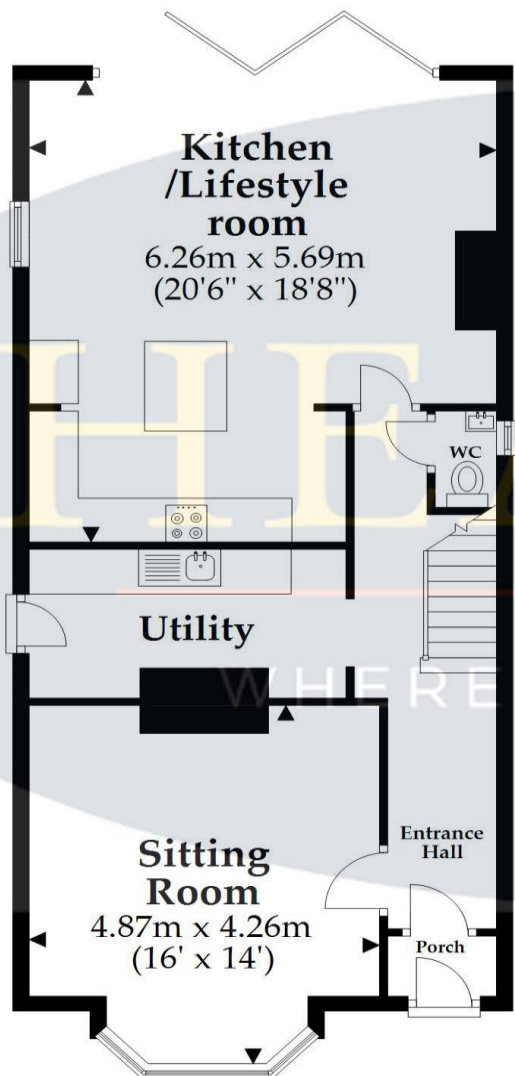






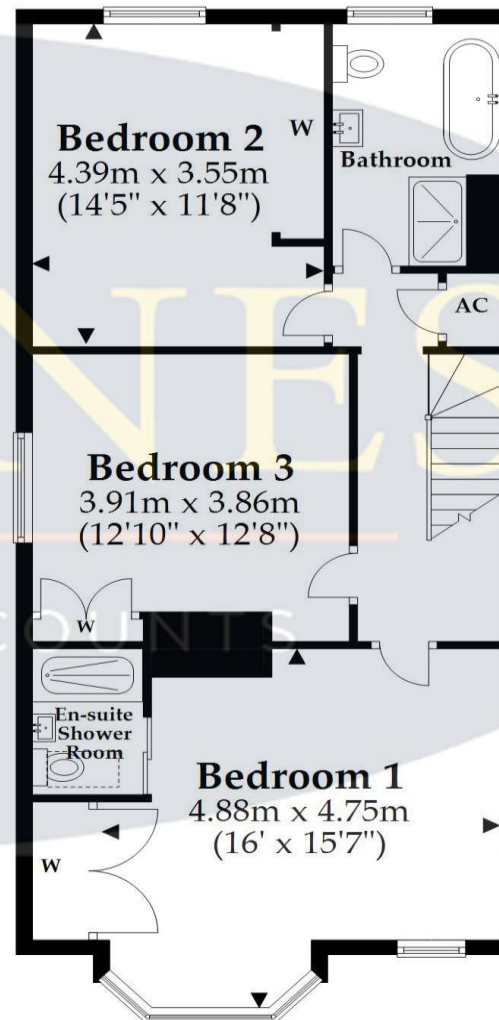
## Ground Floor

Approx. 72.1 sq. metres (776.3 sq. feet)



## First Floor

Approx. 72.1 sq. metres (776.3 sq. feet)

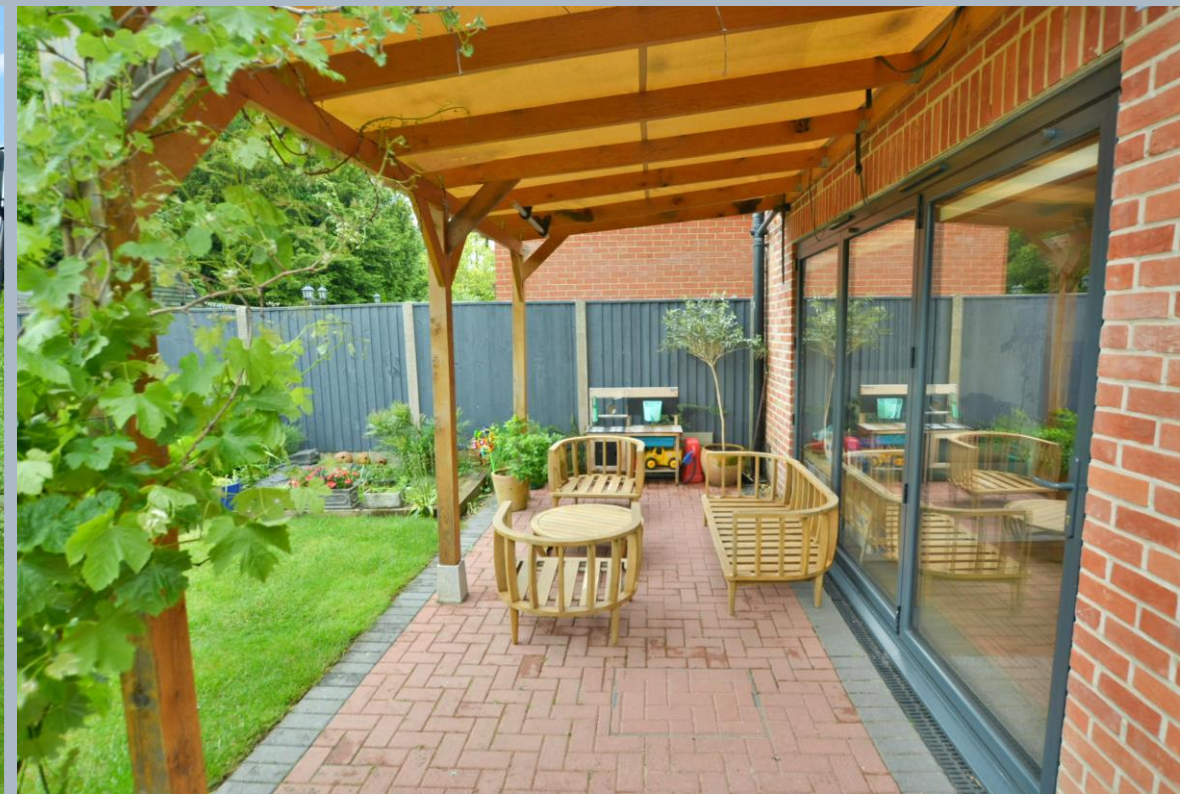


Total area: approx. 144.2 sq. metres (1552.5 sq. feet)

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











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