





# Three Legged Cross, Wimborne, Dorset, BH21 6FR

## FREEHOLD

A peaceful and sought-after cul-de-sac position, off road parking for two cars and a lovely, private and established garden (south-westerly aspect), are just a few features of this tasteful and stylish family home that offers spacious and well-planned accommodation.

This beautifully presented property was constructed in 2022 by well known local company Stanborough Developments, to a very high standard and also benefits from the residue of a 10 year build warranty.

The first floor lies host to three well-proportioned double bedrooms, the master having a private en-suite shower and built-in wardrobes. The remaining bedrooms have the use of a crisp white, contemporary style bathroom with subtle, contrasting tiling.

The ground floor accommodation comprises a superb, open plan kitchen/dining/living room. This impressive, dual-aspect space has been designed to take in views of the gardens, with the kitchen/dining room fitted in a range of sleek, modern units with elegant contrasting worktops. There is a stainless steel oven & extractor/filter unit, induction hob and integrated dishwasher and fridge freezer.

This fabulous family home further benefits from high quality vinyl flooring, a useful cloakroom/WC, gas central heating, double glazing, an efficient EPC rating B and a security alarm system.

The garden extends to around 30 foot in length and has been designed for outdoor entertaining, with a paved terrace and further area of decking, in addition to a well-tended lawn.

The front provides off road parking for two cars.

**Local Authority: Dorset (east Dorset)**

**Council Tax Band: D**

**Energy Performance Certificate (EPC): B**

AGENTS NOTE: 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.

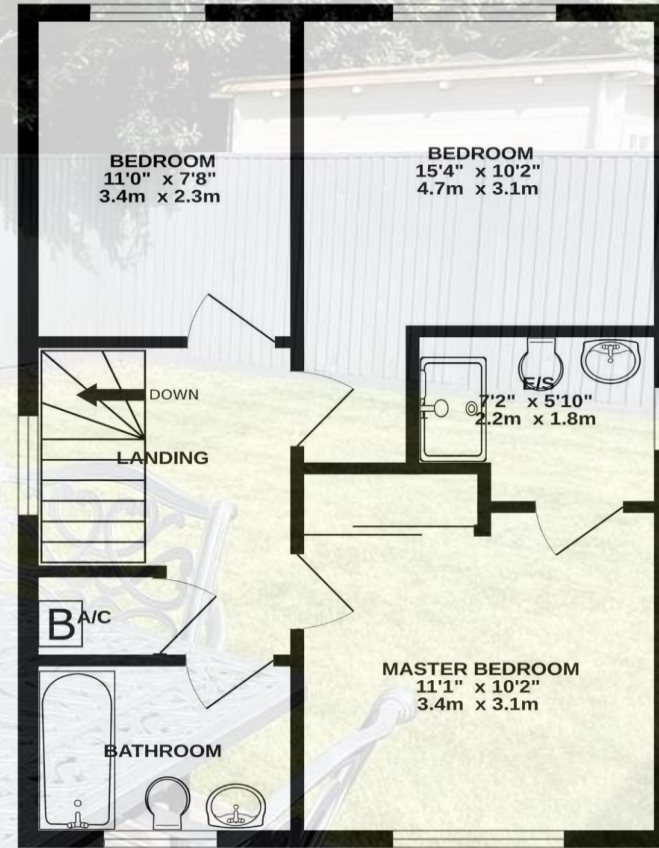




**GROUND FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.



**1ST FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.



**TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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