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WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 3AX

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FREEHOLD PRICE: £545,000

An extended, immaculately presented three bedroom, two reception room detached family home set on a corner plot with landscaped garden, garden room and garage in private block.

- Entrance hall with tiled floor and under stairs storage
- Generous size sitting/dining room with dual aspect sitting room area, feature fireplace, Karndean flooring and double glazed doors opening into the garden room
- Dual aspect garden room with two Velux windows and bifold double glazed doors, porcelain tiled floor and radiator for all year-round use
- Kitchen finished in a range of matt cream units with complementary worktops, Bosch double oven, four ring gas hob, chimney style extractor hood, integrated dishwasher, washing machine and fridge freezer and door for side access
- Contemporary cloakroom with WC and wall mounted wash hand basin with storage cupboards and tiled floor
- Landing with window
- Three bedrooms, two good size doubles with fitted wardrobes and bedroom three is a good size single with fitted office furniture
- Contemporary family bathroom with corner shower cubicle, double ended bath with wall mounted tap, wall mounted WC, wall mounted wash hand basin set in a vanity unit and a Pir light system providing floor lighting
- Outside: South facing landscaped walled garden with wide range of mature plants and shrubs, patio area with porcelain tiles which continue down each side of the house, the area is ideal for al fresco dining

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: D EPC RATING: D

AGENTS NOTES: 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. 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.

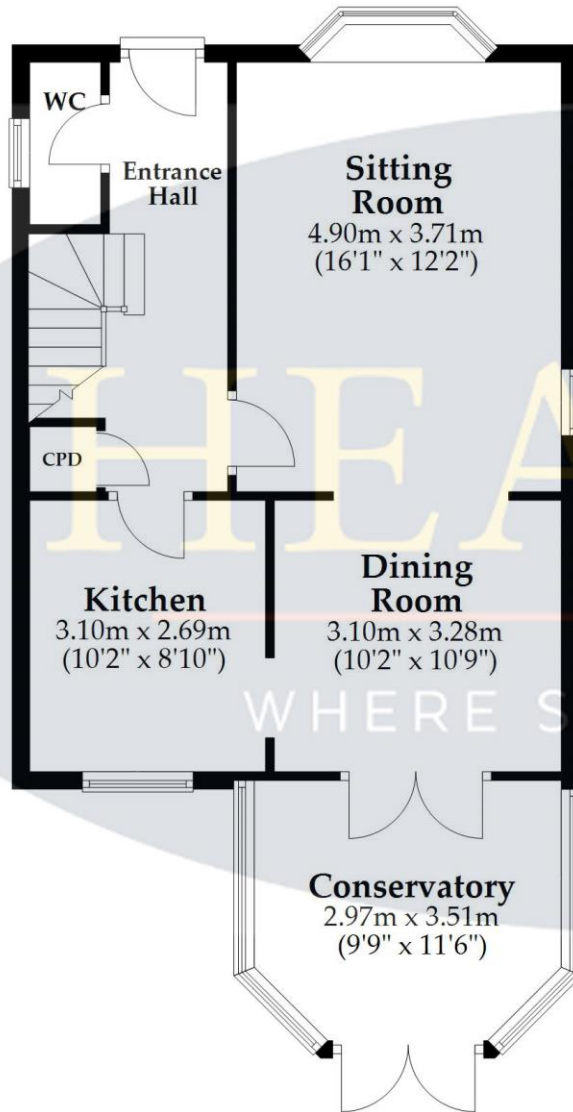




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

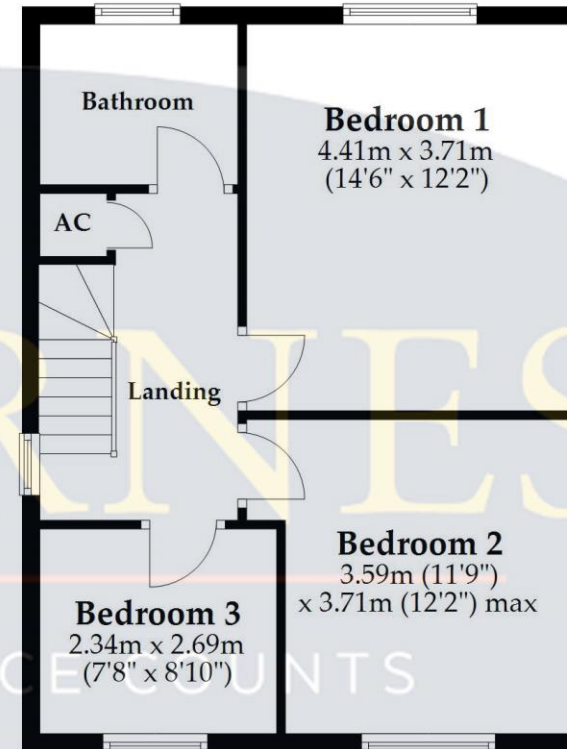
Ground Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

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





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