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Wimborne
Dorset, BH21 4FA

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FREEHOLD PRICE: £630,000

A superbly presented four bedroom, two bathroom, three reception room detached family home with landscaped garden, detached garage and off road parking set on the Award-winning Bloor Homes development on Wimborne Chase and within easy reach of the town centre.

- Spacious entrance hall with access to the study, WC and sitting room with Amtico flooring through to the kitchen/diner, family area, door to utility room with side access to driveway
- Downstairs toilet with wall mounted wash hand basin
- Study with picture window
- Dual aspect sitting room with feature wallpaper on one wall
- Generous size triple aspect kitchen/dining room with vaulted ceiling and family area. The kitchen is finished in a range of high gloss white units and complementary worktops, four pan drawers, island unit with AEG induction hob, double oven, integrated dishwasher and space for free standing fridge freezer
- Family area with Velux windows and double glazed French doors opening onto the patio
- Separate utility room with plumbing for washing machine and tumble dryer, space for free standing clothes airer
- Quarter turn staircase with spacious cloaks/storage leading to landing with ample storage cupboard
- Three double bedrooms, two with dual aspect and a generous size single
- Main bedroom with fitted wardrobes and en suite shower room with double shower cubicle, pedestal wash hand basin, WC, heated towel rail and Amtico flooring
- Family bathroom with double shower cubicle, bath, pedestal wash hand basin, WC, heated towel rail and Amtico flooring
- Luxury fitted carpets in sitting room and all bedrooms
- Landscaped rear garden with lawn area, range of trees and shrubs, ornamental pond, patio and shed
- Separate detached garage and parking for two cars
- Maintenance: We understand from the vendor this is approximately £170 for communal areas on the development
- Walking distance of sang land, popular with dog walkers

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. The popular Wimborne First school and Allenborn Middle School are close by. 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: F EPC RATING: B

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.

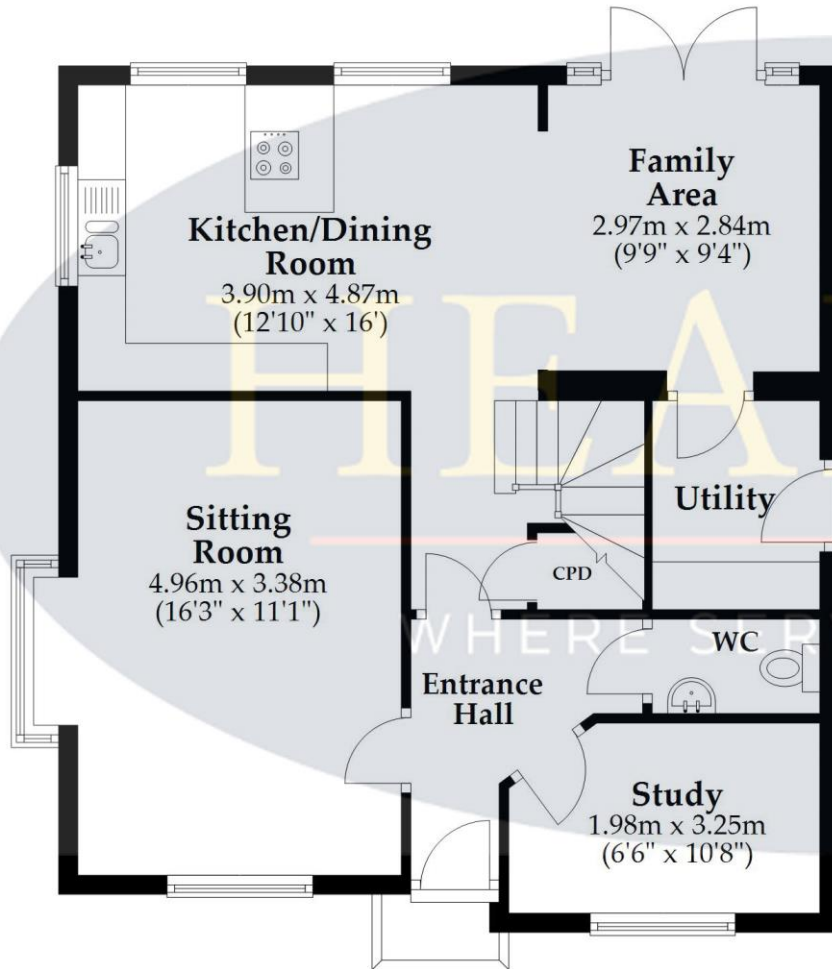




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

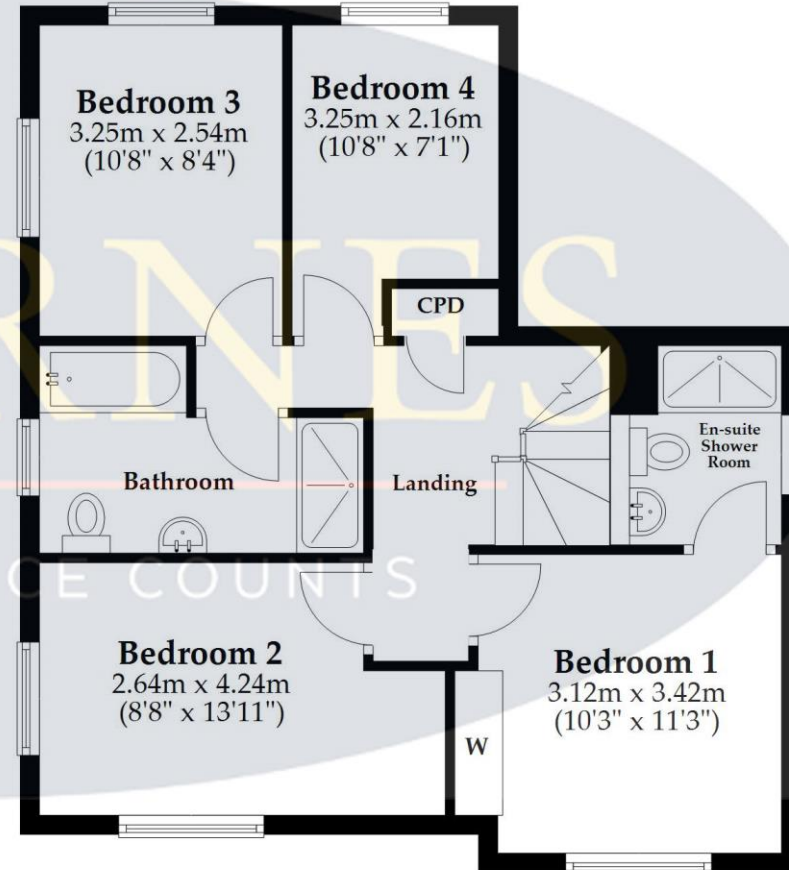
Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 sq. feet)

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







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