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Wimborne
Dorset, BH21 7AL

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FREEHOLD PRICE £595,000

A well-proportioned and extended three double bedroom, two-bathroom and three reception room semi-detached family home including a superb open plan kitchen/dining area, children's playroom, home office, garden room with landscaped garden and ample off-road parking set in a semi-rural cul-de-sac location with countryside views.

- Entrance hall with storage and hanging space for coats
- A generous size open plan kitchen/dining area with bi-folding doors opening onto the patio with Velux skylight windows providing plenty of light.
- The kitchen is finished in a range of high gloss grey units with a complementary quartz worktop including an island unit, pan draws, integrated dishwasher and plenty of storage units finished in a dark stone including an integrated fridge, a combination microwave and an eye level oven
- Separate spacious living room with bi-folding doors opening onto the patio
- Children's playroom/fourth bedroom overlooking the garden
- Laundry room with a range of high gloss grey units with a complementary worktop including a stainless-steel sink and plumbing for washing machine and tumble dryer with access to the cloakroom
- Cloakroom including a wall mounted wash hand basin set into a vanity unit, heated towel rail and WC
- A further room set off the laundry room offering plenty of space for bikes with electric roller door and side access to the garden
- A quarter turn staircase with glass balustrade providing access to the first-floor landing with nine double glazed windows offering horizon countryside views
- Three double bedrooms: two bedrooms with bespoke fitted furniture and garden views
- Generous size main bedroom offering a large range of fitted furniture, horizon countryside views and an en suite shower room with double walk-in shower cubicle, wall mounted WC and wash hand basin set in a vanity unit
- Family bathroom including a double ended bath, corner shower, heated towel rail, wall mounted WC and wash hand basin set in a vanity unit
- South facing property with 14 solar panels providing reduction in running costs
- Outside: the driveway gives ample off-road parking and the garden has been landscaped offering a generous size patio area ideal for al fresco dining. The steps lead up to the lawn area and at the rear, there is a shed and a purpose-built home office with power, lighting and sliding patio doors.

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 1 mile away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: C EPC RATING: D

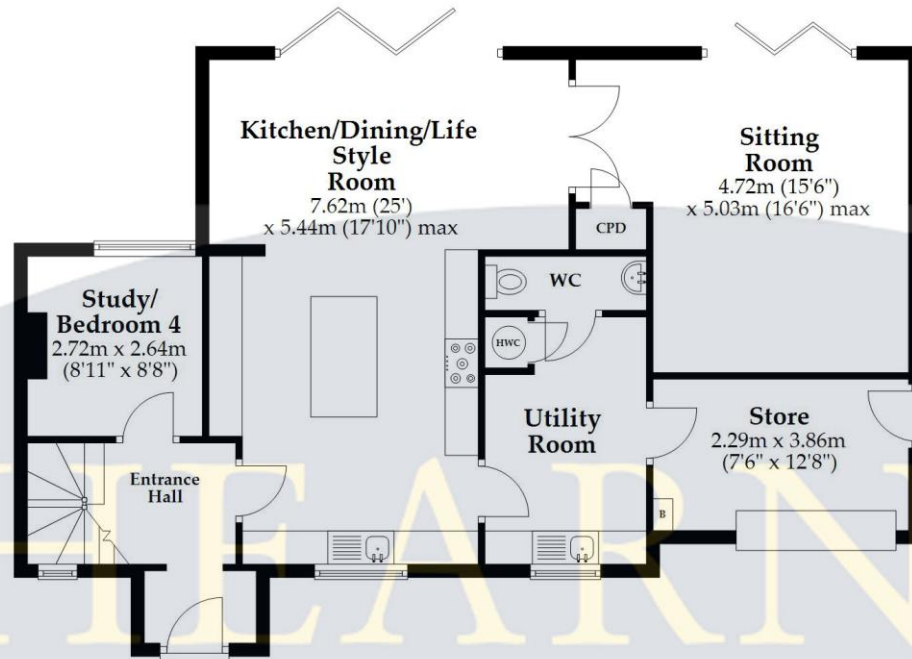
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

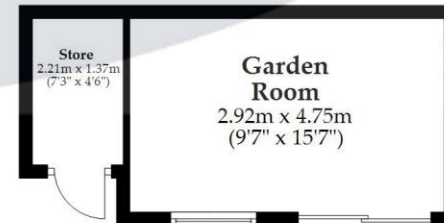
Ground Floor



First Floor



Outbuilding



House Internal Floor Area: approx. 170 sq. metres (1827 sq. feet)
Outbuilding Internal Floor Area: approx. 17 sq. metres (186 sq. feet)

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







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