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**Wimborne  
Dorset, BH21 1UY**

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## FREEHOLD PRICE: £595,000

An extended three double bedroom, two reception room, two bathroom semi-detached home with garage, parking for two cars and landscaped garden within walking distance of the town centre and riverside walks. It was built by Wyatt Homes which is part of a prestigious development built by local builders who are known for quality and attention to detail.

- Entrance hall with high quality tiled flooring which continues through the cloakroom, kitchen/diner and snug
- Generous size sitting room with feature fireplace and double glazed French doors and made to measure plantation shutters opening onto the garden
- Kitchen/diner with a range of matt grey units and complementary quartz worktops, acrylic splashbacks, Neff oven and combination microwave, integrated dishwasher and fridge freezer, induction hob, chimney style hood and made to measure plantation shutters
- Separate utility room with a range of matt grey floor and wall units including and stainless-steel sink and space for a washing machine
- A recently extended snug with double glazed windows and full length door opening onto the patio
- Three double bedrooms all with made to measure plantation shutters, two with fitted wardrobes and one with en suite shower room, views over the Green
- En suite shower room with double shower cubicle, wash hand basin set in a vanity unit, wall mounted WC, tiled floor and made to measure plantation shutters
- Family bathroom with bath and shower over, wall mounted WC and wash hand basin set in a vanity unit
- Landscaped private rear garden with two areas for al fresco dining
- Set on a corner plot overlooking the Green with a private gravel area to park two cars and large 12ft' x 21' garage with power and light

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E      EPC RATING: B

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.

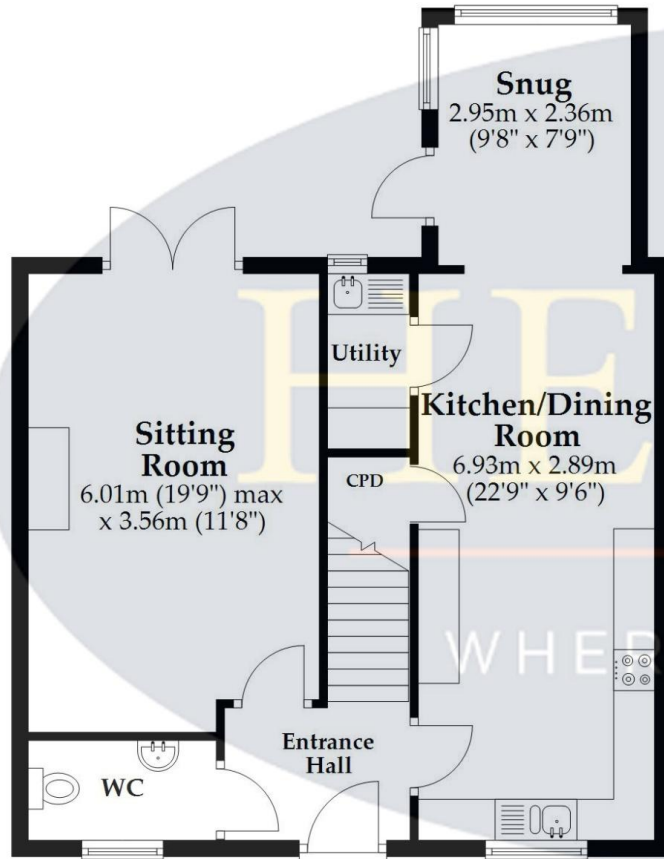




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

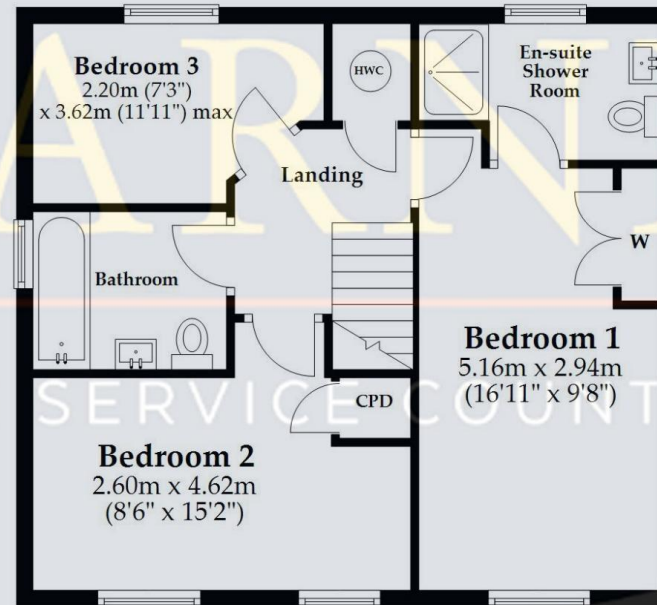
## Ground Floor

Approx. 60.5 sq. metres (651.5 sq. feet)



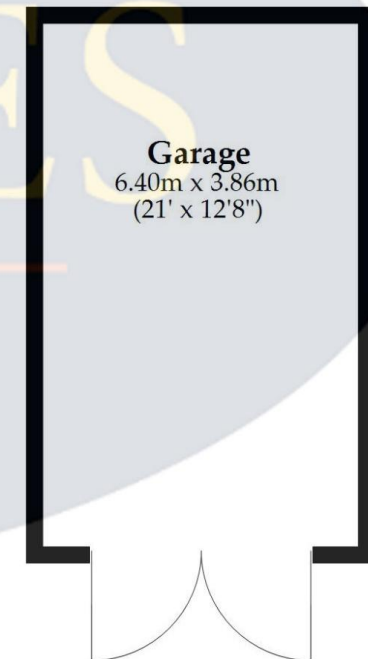
## First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



## Garage

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 138.3 sq. metres (1488.8 sq. feet)

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







[www.hearnnes.com](http://www.hearnnes.com)

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