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**Wimborne
Dorset, BH21 2BP**

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FREEHOLD PRICE: £625,000

A well presented and spacious, recently extended detached family home offering four bedrooms and three bathrooms as well as a superb sitting room and large kitchen/dining room with ample off road parking, situated in a sought after and quiet location.

- Entrance porch leading to spacious hallway with two storage cupboards, built in cloaks cupboard and further cupboard housing plumbing and washing machine
- Superb sitting room with dual aspect and fitted shutters to the front and French doors leading to garden
- Large kitchen/dining room with range of base and eye level units with granite worktops, space for Range cooker with extractor fan over and space for American style fridge freezer, integrated microwave, dishwasher and tiled flooring. Dining area with space for table and chairs, window and door onto garden
- Good size loft storage accessed from bedroom upstairs
- Main bedroom enjoying a dual aspect with fitted shutters, and en suite to the main bedroom with shower room comprising corner shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Second bedroom enjoying a rear aspect overlooking the garden
- Built in wardrobes in three bedrooms including main bedroom
- Family bathroom with shaped enclosed bath with shower over, wash hand basin and enclosed WC, storage cupboards, ladder style heated towel rail and fully tiled walls and flooring
- First floor landing/study area with built in desk, seating area and storage drawers below
- Two double bedrooms with built in bedroom furniture
- Luxury fitted shower room with double shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Outside: a tarmac and shingle driveway give off generous road parking for numerous cars with shrub and flower front border. The rear garden has two patio areas ideal for al fresco dining. West facing garden that is not overlooked. There is then a lawn area with raised flower and shrub borders and to one side, a storage garage can be found. The garden is enclosed by panel fencing

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 2 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

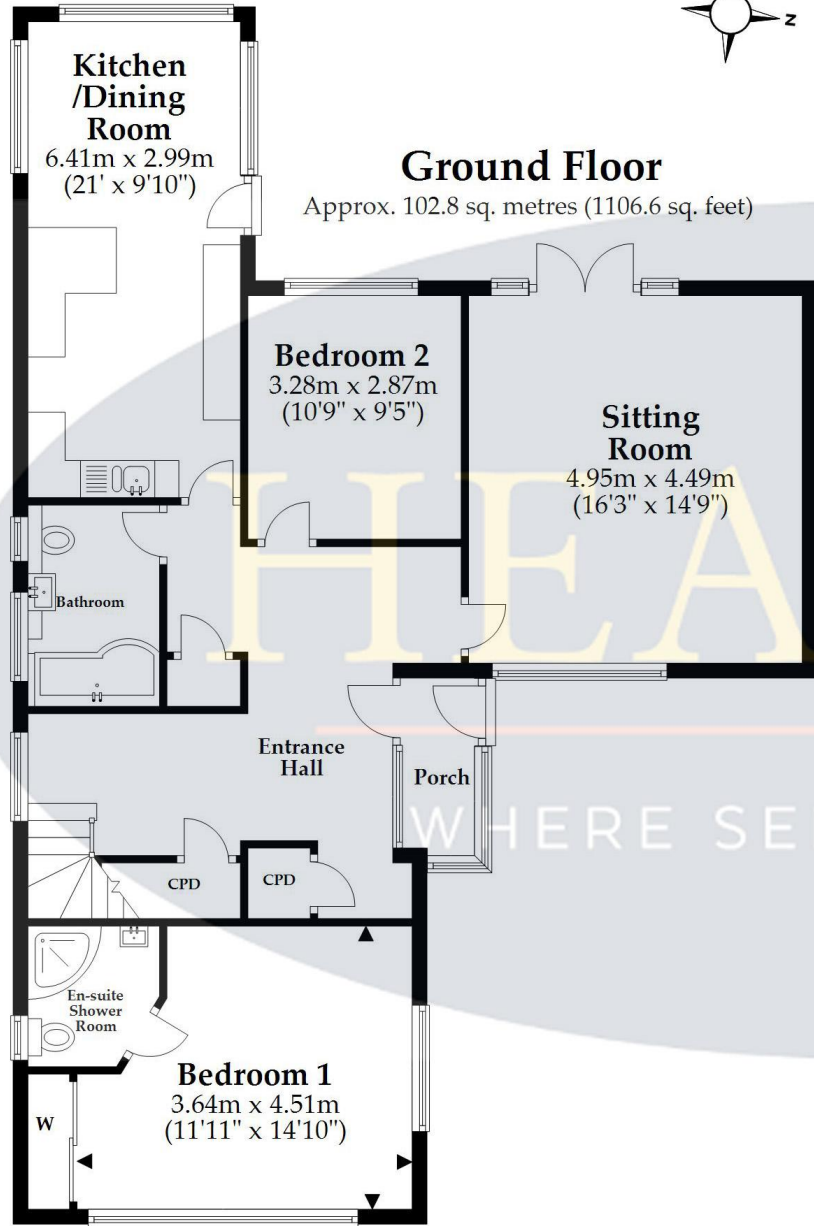
EPC RATING: C

COUNCIL TAX BAND: D

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.

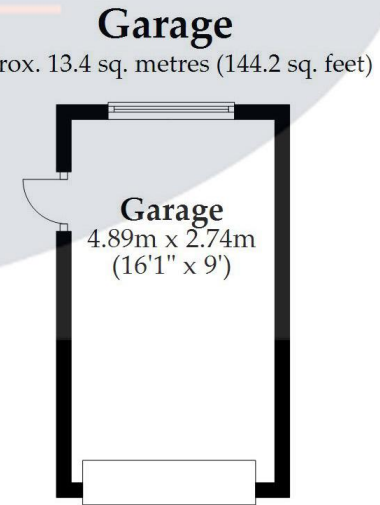






Ground Floor
Approx. 102.8 sq. metres (1106.6 sq. feet)

First Floor
Approx. 52.1 sq. metres (561.3 sq. feet)



Total area: approx. 168.4 sq. metres (1812.1 sq. feet)

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







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