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**Wimborne  
Dorset, BH21 2PP**



# Wimborne, Dorset, BH21 2PP

## FREEHOLD PRICE: £675,000

A deceptively spacious detached chalet bungalow offering five bedrooms, two reception rooms and two bathrooms with ample off road parking and a tandem length garage situated in a sought after location. NO FORWARD CHAIN.

- Spacious entrance hallway with under stairs storage area, airing cupboard
- Good size sitting room with stone fireplace and inset gas fireplace with front aspect window
- Kitchen/breakfast room with range of base and eye level units, complementary worktops, inset hob and extractor fan over and oven below, built in fridge and freezer, space for appliances, tiled flooring, side window and door to garden and patio
- Separate dining room with doors leading to conservatory
- Sun conservatory with side window and door leading onto secluded patio area
- Three ground floor bedrooms
- Main bedroom with built in furniture enjoying a rear aspect
- Bedroom two and three are interconnecting
- Family bathroom with enclosed, shaped bath and electric shower over, wash hand basin, WC and heated ladder style towel rail
- First floor landing area with large walk in cupboards/wardrobes
- Large bedroom enjoying a front aspect
- Bedroom five/study with velux windows
- Shower room with shower cubicle, wash hand basin, WC and storage cupboard, ladder style heated towel rail, tiled flooring and part tiled walls
- Outside: Shingle driveway giving ample off road parking leading to tandem length garage. To the front there are mature shrubs and hedging with side gate leading to private side patio area. Leading to the rear again with patio area onto lawn with mature shrubs, tree and hedging, further lawn area, patio and greenhouse

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

COUNCIL TAX BAND: F EPC RATING: E

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.



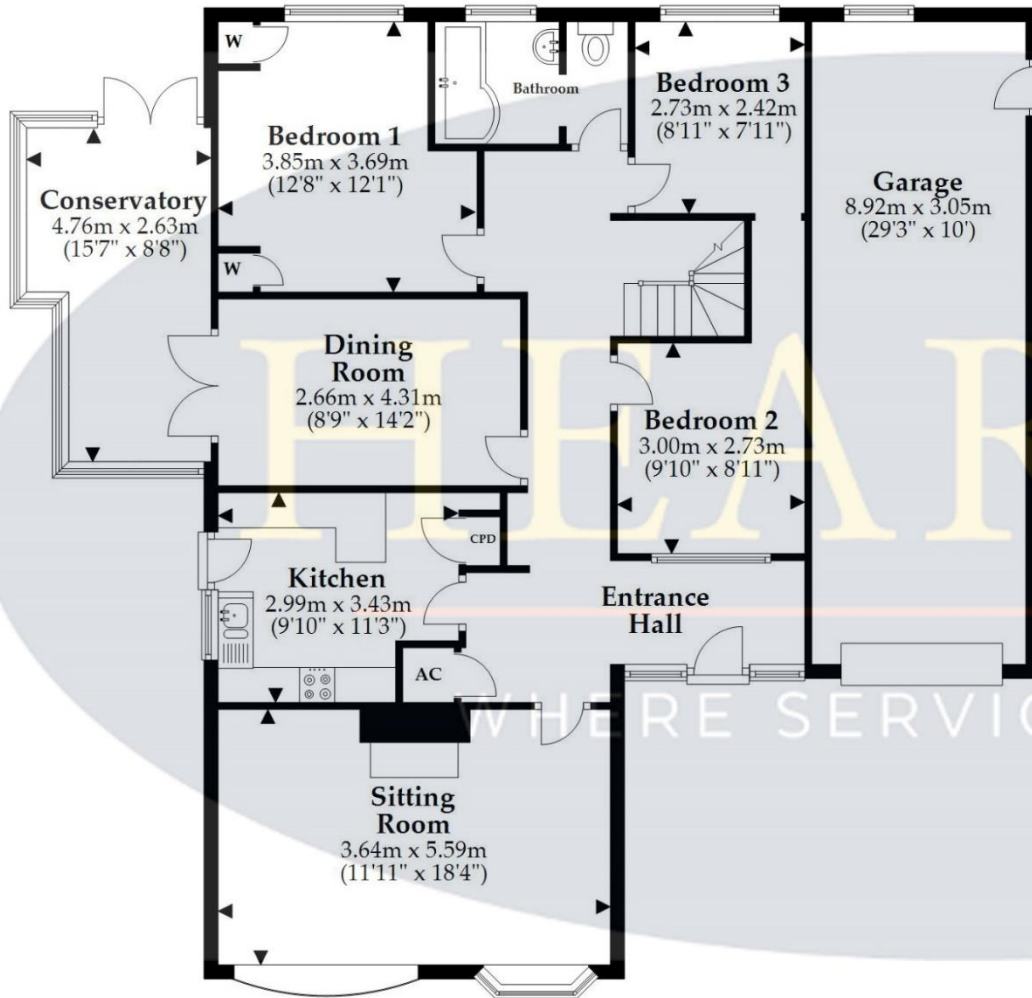






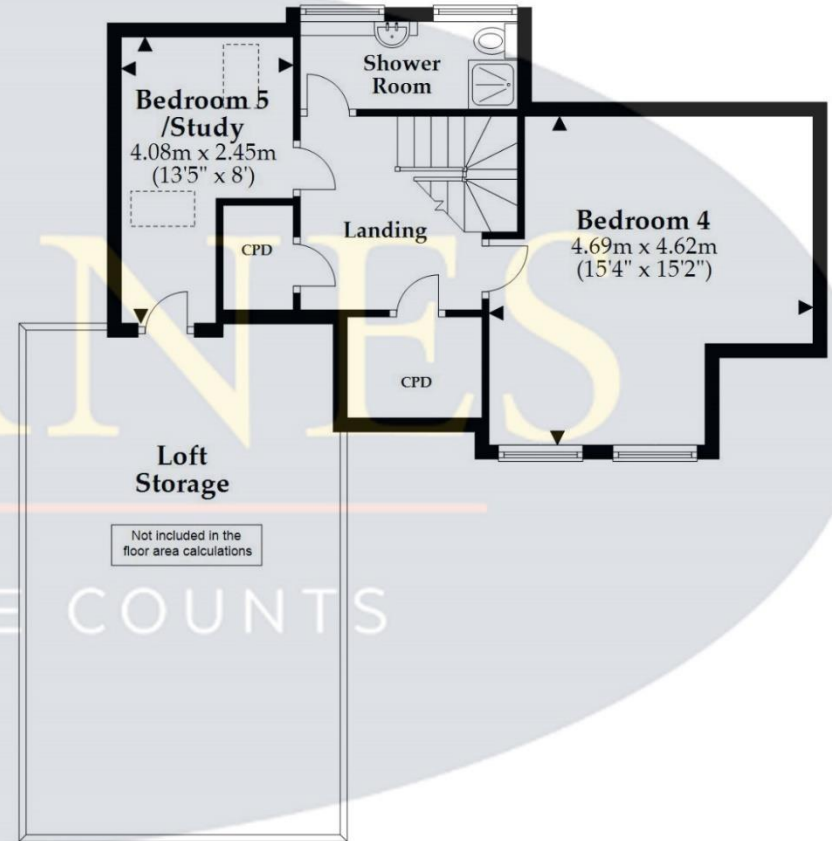
## Ground Floor

Approx. 140.8 sq. metres (1515.1 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 185.0 sq. metres (1991.7 sq. feet)

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











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