

HEARNES

WHERE SERVICE COUNTS



Wimborne
Dorset, BH21 2DJ

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FREEHOLD PRICE: Offers in excess of £695,000

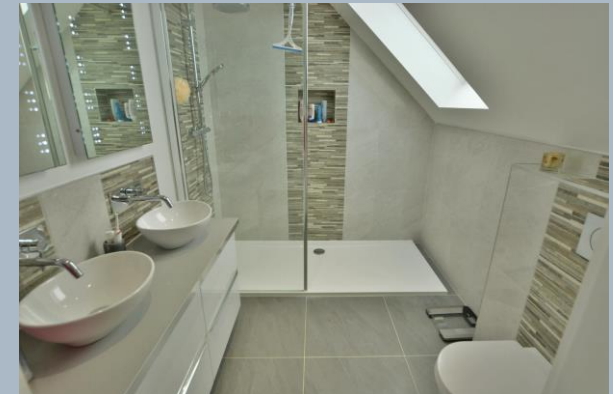
A unique architectural design family home built in 2018 offering 2,400sqft, including five bedrooms, three bathrooms and an open plan kitchen/diner/living room finished to a high specification including a landscaped garden, double garage and ample off-road parking with space for a motor home.

- A 25ft entrance hallway with under floor heating and Amtico hexagon design flooring which continues through to the open plan kitchen/diner/living room
- Spacious open plan kitchen/diner/living area offering a superb triple aspect, the kitchen is finished in a range of high gloss white units with a complimentary quartz worktop including a Rangemaster built in combination microwave, steam oven and two further smart ovens, integrated fridge freezer, dishwasher, wine fridge, AEG induction hob and a pop up SMEG island extractor.
- Separate utility room including a range of high gloss white units and complementary worktop including a sink and space for washing machine and tumble dryer
- Two ground floor double bedrooms both with under floor heating
- Ground floor wet room with high gloss floor and wall tiles, wall mounted wash hand basin and WC, back lit mirror, heated towel rail and under floor heating
- Ground floor study/bedroom five including a range of fitted furniture
- A quarter turn oak staircase with glass balustrade leads to a bright and airy landing
- On the first floor are two generous size double bedrooms: main bedroom with an en suite shower room and the second bedroom with en suite bathroom
- The main bedroom includes a walk-in wardrobe, Juliet balcony and a contemporary en suite shower room with a large walk-in shower, twin wash hand basin set on a vanity unit and back lit mirrors.
- The en suite bathroom offers a 'P' shape bath with shower over and a contemporary wash hand basin set on a vanity unit and a wall mounted WC
- On the first floor, there are five rain sensor Velux windows powered by solar panels built into the windows
- The property is set back from the road with ample off-road parking and double gates providing further private parking for a large motor home or caravan and access to the double garage with power and light
- The garden has been landscaped with a large patio, ideal for al fresco dining. There is also private access to the Castleman trail

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.

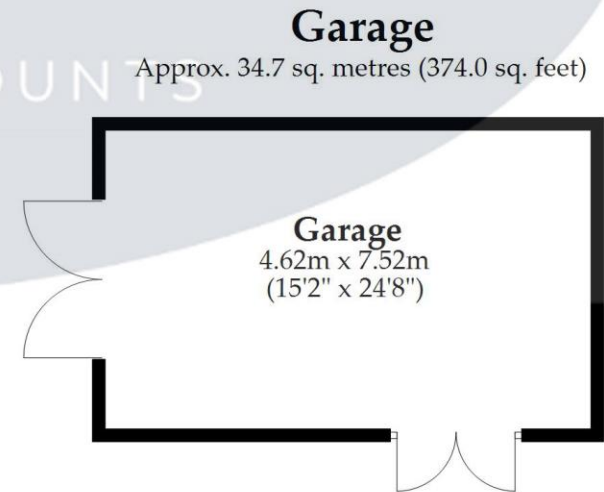
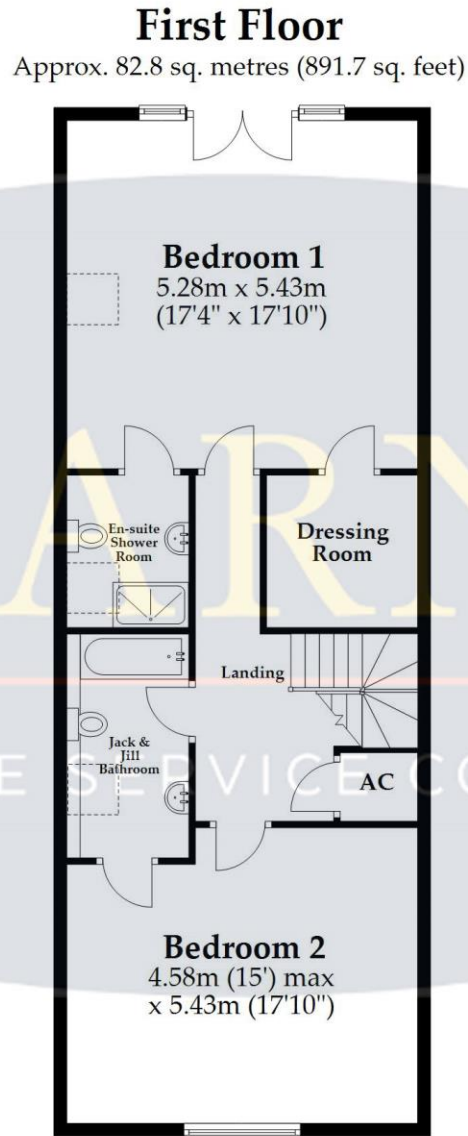
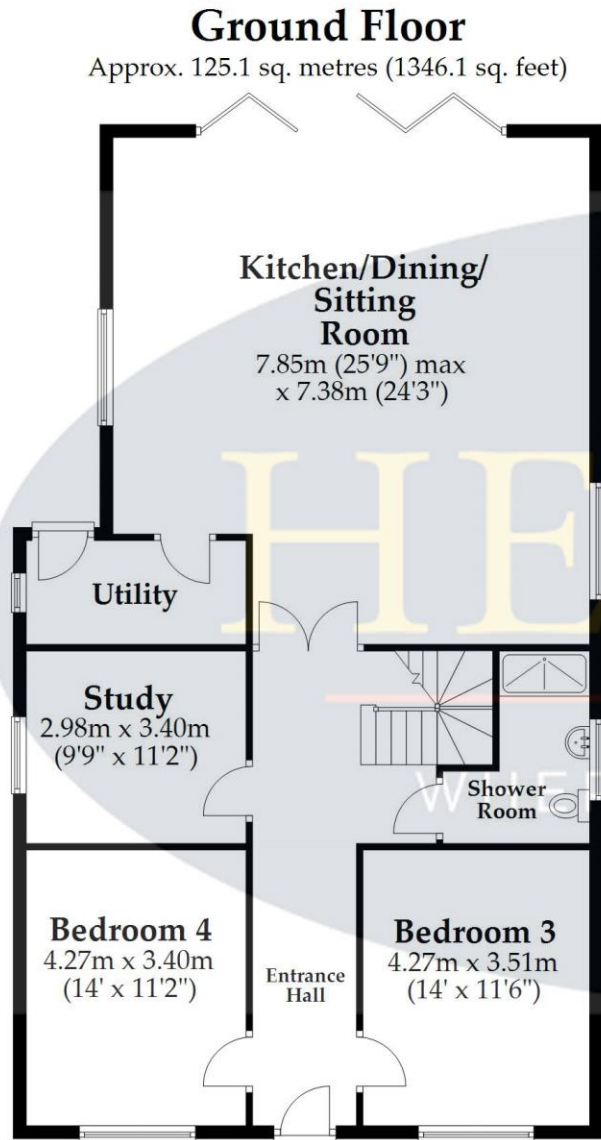
COUNCIL TAX BAND: E EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by 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



Total area: approx. 242.6 sq. metres (2611.8 sq. feet)

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







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