

FOR SALE

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WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1NJ

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FREEHOLD PRICE: £635,000

A deceptively spacious detached family home offering three double bedrooms two reception rooms and two bathrooms with kitchen/breakfast room, sun conservatory, off-road parking and garage and the rear garden backing onto Redcotts park, situated within a short walk of the town centre. NO FORWARD CHAIN.

- Large entrance hallway with cloakroom
- Spacious sitting/dining room with inset wood burner, glazed door to study and French doors to conservatory
- Separate study with front aspect
- Good size sun conservatory with door to rear garden
- Kitchen/breakfast room with range of base and eye level units with quartz worktops and inset five ring gas hob with extractor fan over, adjacent oven and grill, integrated dishwasher and space for American fridge freezer and washing machine, breakfast bar, dual aspect and door to outside
- Three double bedrooms
- Main bedroom with bay window overlooking the rear garden and park
- En suite bathroom with bath, separate shower cubicle, floating wash hand basin, WC and fully tiled walls and flooring
- Family bathroom with bath and electric shower over, enclosed WC and wash hand basin with cupboard below, fully tiled
- Double glazing and gas heating
- Outside: off road parking and large garage, side access and gate to rear garden with decking area and good size lawn enclosed by panel fencing and backing onto Redcotts park with access gate

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: E

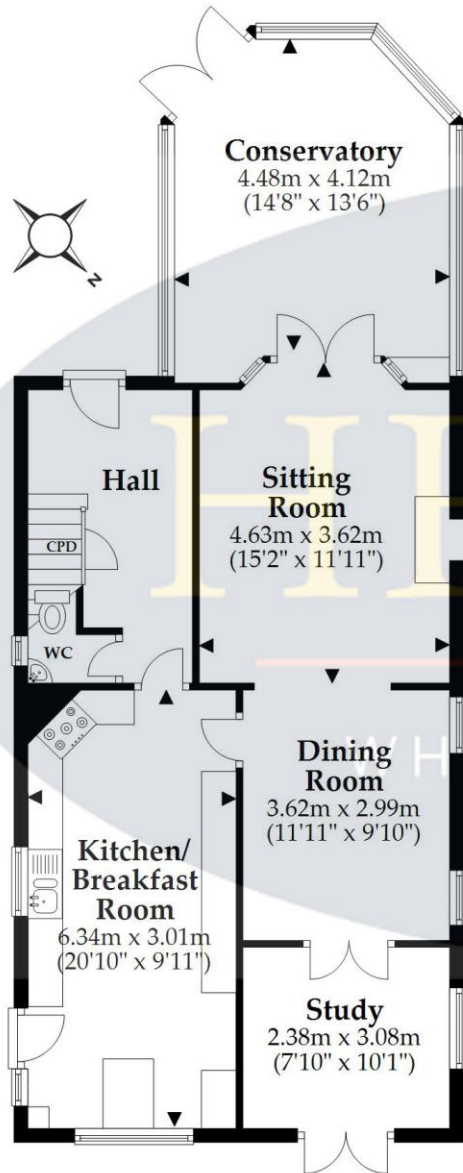
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Ground Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



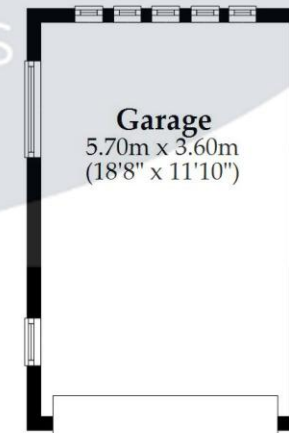
First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Garage

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 171.1 sq. metres (1842.0 sq. feet)

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



Less than half a mile





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