



Wimborne  
Dorset, BH21 1AQ

HEARNES

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# Wimborne, Dorset, BH21 1AQ

## FREEHOLD PRICE £575,000

A contemporary style three double bedroom three storey spacious semi detached Victorian family home with off road parking and good size rear garden within walking distance of Wimborne town centre.

- Spacious entrance hallway leading to first floor with solid wood French oak flooring and down stairs cloakroom including WC and vanity unit with wash hand basin
- Sitting room with inset wood burner, bay window with double glazed sash windows and shutters
- Dining room with double glazed French doors leading to garden
- Good size kitchen/breakfast room with bespoke pine painted fitted kitchen with Massa stone worktops, butler sink with Quooker hot tap, stone tiled flooring, double glazed French doors leading to garden
- Spacious first floor landing with area for desk/workstation
- Main bedroom with feature fireplace, built in wardrobes and painted floorboards, en suite shower room with fitted shower, vanity unit with wash hand basin, WC and tiled flooring
- Second large double bedroom with two triple glazed sash windows and feature fireplace
- Luxury fitted bathroom with contemporary roll top free standing bath, separate double shower cubicle with rainfall shower head, hand made pine painted vanity unit and WC, mosaic tiled flooring
- Second floor with small velux window leading to small double bedroom with sloping ceiling and velux window, fitted blind and storage eaves cupboards
- Outside: A shingle driveway with off road parking for one car with side gate leading to rear garden with brick paved pathway. The garden is laid to lawn with an abundance of mature flower and shrub borders. Garden shed with patio area which catches the evening sun and path leading to a decked patio area ideal for al fresco dining. A brand new lockable storage unit included

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

EPC RATING: D

COUNCIL TAX BAND: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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. 51.9 sq. metres (559.0 sq. feet)



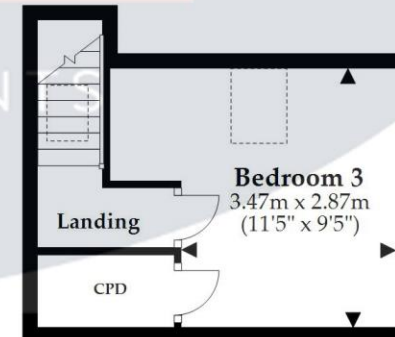
## First Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



## Second Floor

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 121.2 sq. metres (1304.7 sq. feet)

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







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