



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1TY**



# Wimborne, Dorset, BH21 1TY

## FREEHOLD PRICE £495,000

A well-proportioned four bedroom, two bathroom detached family home with a garage, private mature south west facing rear garden and set in a quiet cul-de-sac in easy reach of local amenities.

- Entrance hall with understairs storage
- Ground floor shower room with corner shower, wall mounted wash hand basin set in a vanity unit and a WC
- Generous size lounge/diner including a wood burning stove, large picture window overlooking the front garden and patio doors opening onto the garden from the dining area
- Kitchen/breakfast room with breakfast bar including an oven, gas hob, integrated dishwasher, space for fridge freezer, walk in larder and door to garden
- Good size landing with extra storage unit and a window offering plenty of natural light
- Four bedrooms: two with fitted wardrobes
- Family bathroom including "P" shaped bath with shower over, WC and wash hand basin set in a vanity unit
- Gas fired central heating
- Outside: Good size mature rear garden including a large patio area which catches the midday to evening sun and ideal al fresco dining. Garage with power and light and a generous size driveway with potential space for up to four cars. This home is set in a quiet cul-de-sac location with open green space a short walk away



This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 3 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: 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.



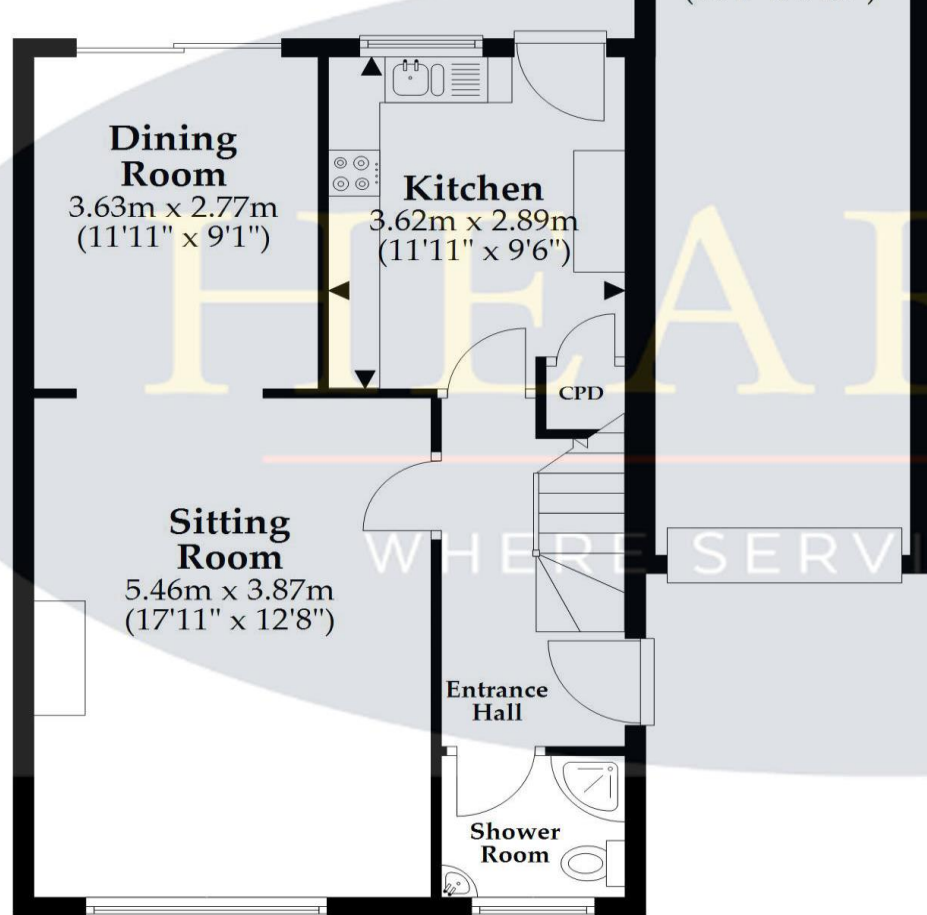






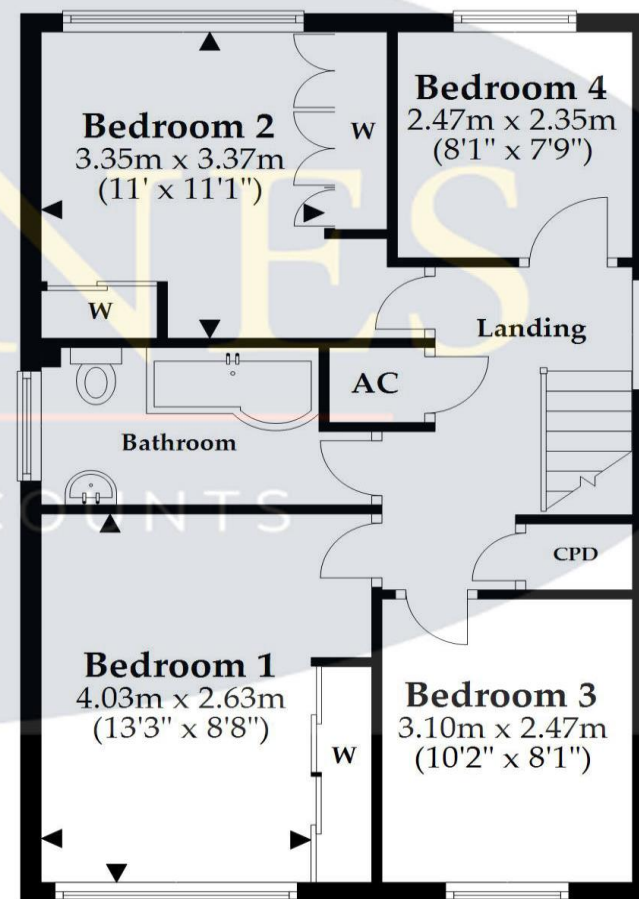
## Ground Floor

Approx. 77.3 sq. metres (831.9 sq. feet)



## First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 131.0 sq. metres (1410.2 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

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