

Wimborne  
Dorset, BH21 1RT



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# 38 Ivy Road, Wimborne, Dorset, BH21 1RT

## FREEHOLD PRICE: £695,000

A spacious, beautifully presented four/five bedroom, two bathroom, two reception room detached family home with kitchen/diner, landscaped garden and garage with block paved drive and parking for several cars, set back from the quiet, sought after road.

- Covered porchway leading to a generous entrance hall with engineered oak flooring and high ceiling
- Recently refurbished kitchen/diner with a range of matt pistachio units and quartz worktops, twin Miele ovens, induction hob, integrated dishwasher and fridge-freezer and high gloss black tiled floor. The kitchen gives access to the garden via French doors, driveway and garage, and to the sitting room through double glass doors
- Spacious sitting room with feature fireplace and large bay window with French doors opening onto the patio
- On the ground floor are three double bedrooms, one with fitted wardrobes, another with a generous bay window
- Recently refurbished ground floor bathroom with 'p' shaped bath and shower over, fitted furniture with integrated wash hand basin, WC and underfloor heating
- Second hallway room with fitted cupboards, engineered oak flooring and stairs leading to first floor
- The master bedroom is approximately 27' x 13' and has a Juliet balcony overlooking the garden and woods beyond, benefitting from en suite shower room with corner shower cubicle, wash hand basin set in a vanity unit, WC tiled throughout
- Further large double bedroom on first floor
- Landscaped rear garden with two patio areas ideal for al fresco dining with a backdrop of trees overlooking the Castleman trailway and farmland beyond

This property is situated in a popular location and conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 1.6 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: D

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.

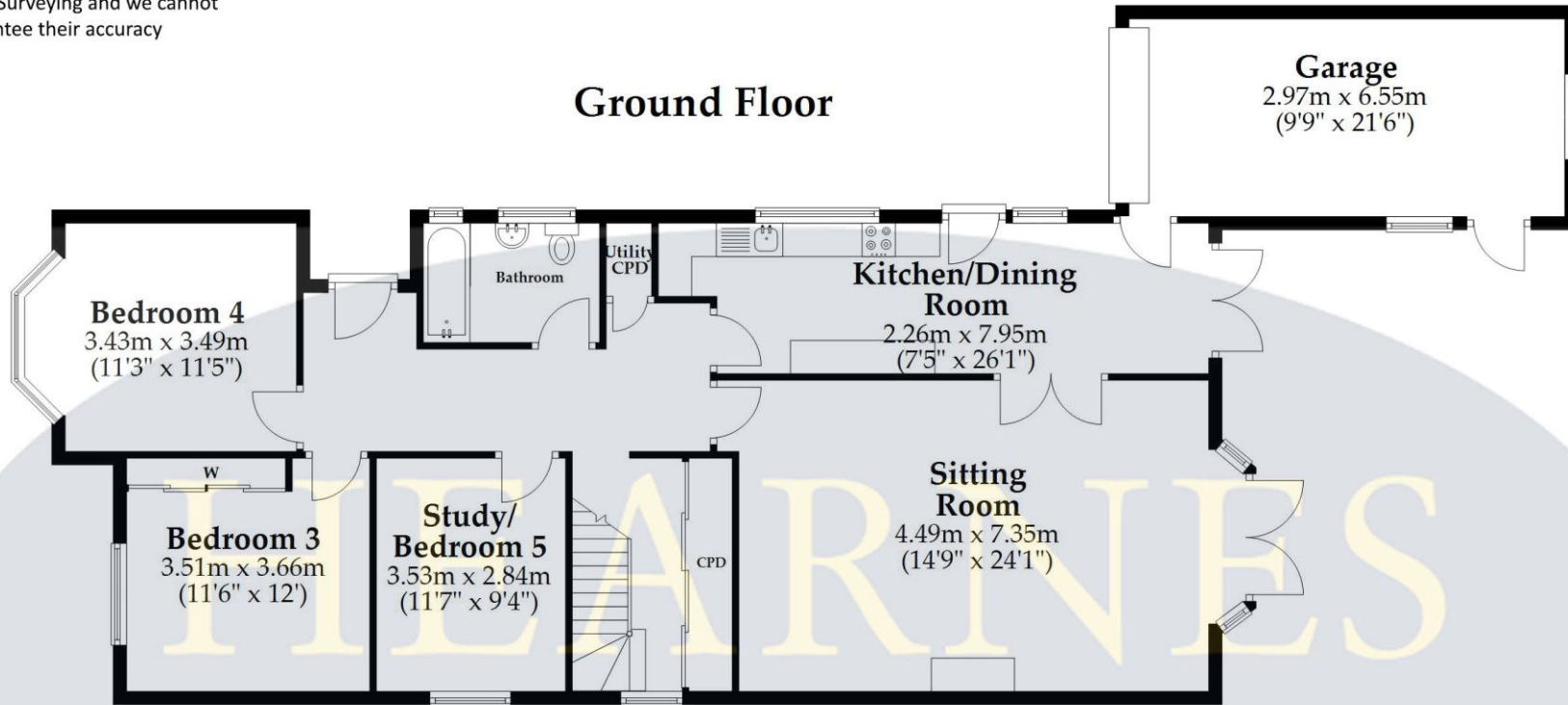




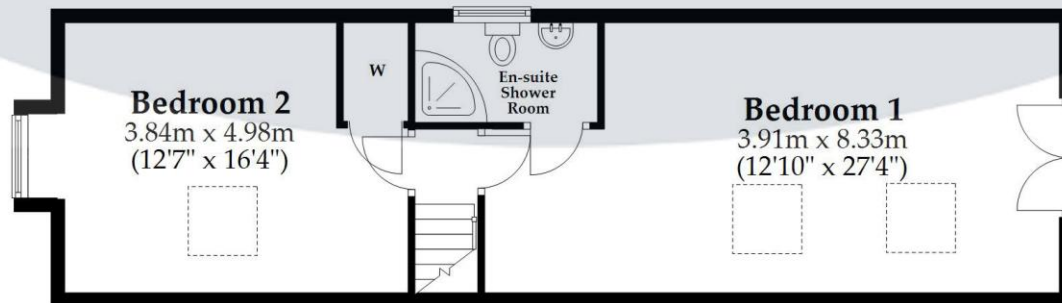


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor



## First Floor











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