

FOR SALE

BUTTERCUP CLOSE  
Private  
No Through Road

HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 4FN

# Wimborne, Dorset, BH21 4FN

## FREEHOLD PRICE: £525,000

An attractive and immaculately presented detached family home offering four good size bedrooms, stunning kitchen/dining room with utility room, luxury fitted bathroom and en suite shower room. The property has a landscaped rear garden with off road parking for several cars and garage situated in a quiet residential sought after block paved private close within approximately 1 mile from the town centre.

- Spacious entrance hallway with under stairs storage cupboard
- Modern cloakroom with wash hand basin and WC
- Generous sized sitting room with square bay window feature
- Stunning kitchen/dining room comprising base and eye level units and complimentary worktops, inset Bosch electric hob with extractor fan over, space for large table and chairs and sofa, rear aspect window and French doors to patio and garden
- Separate utility room with space for washing machine and tumble dryer, matching built in cupboards and housing the gas boiler
- Four good size bedrooms
- Main bedroom with built in mirror fronted wardrobes
- Luxury en suite shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Superb family bathroom with bath and shower over, vanity unit with wash hand basin, WC, inset mirror and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Tarmac driveway giving off road parking for a number of cars leading to garage with up and over door
- Landscaped rear garden with patio area leading to lawn enclosed by panel fencing

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

COUNCIL TAX BAND: E      EPC RATING: B

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

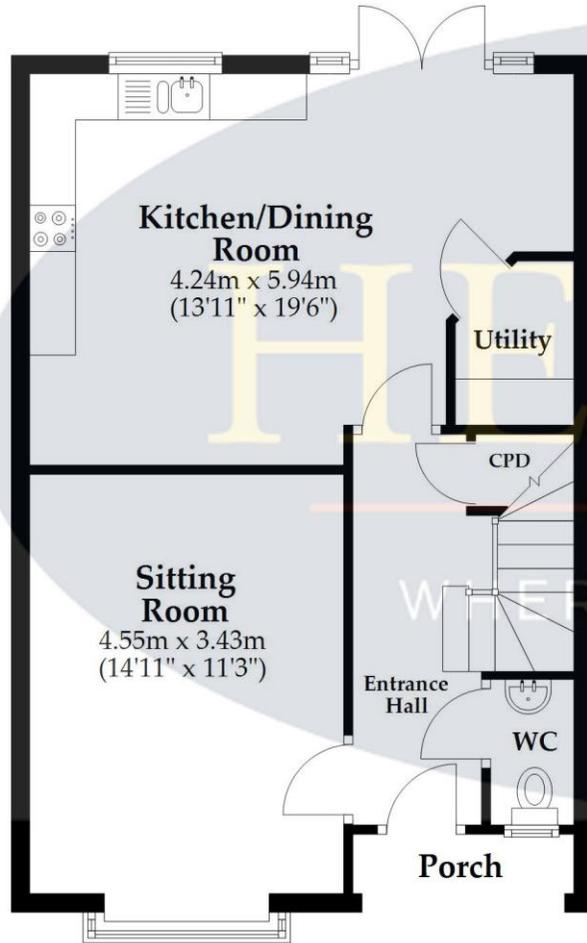




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

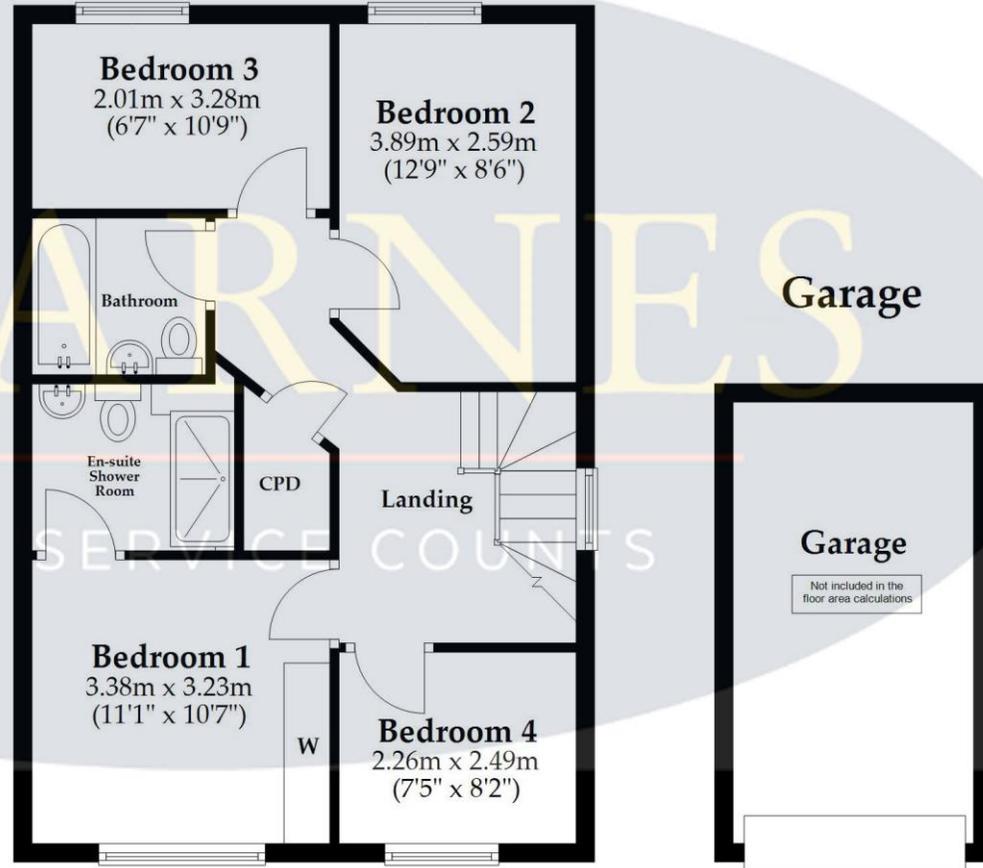
## Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Total area: approx. 105.2 sq. metres (1132.5 sq. feet)

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





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