



HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1YB



# Wimborne, Dorset, BH21 1YB

## FREEHOLD PRICE: £625,000

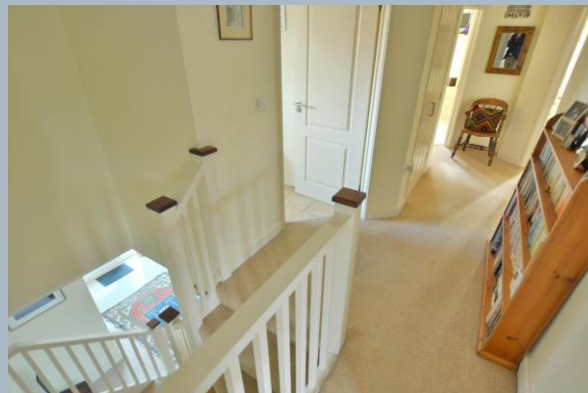
A substantial four double bedroom, three reception room, three bathroom detached family home with kitchen/diner, separate utility room and landscaped garden with garage and parking for three cars set in small private cul-de-sac.

- Generous entrance hall with high gloss tiled floor and double door downstairs storage cupboard
- Spacious sitting room with twin aspect and double-glazed French doors opening onto patio
- Kitchen/diner with range of oak units and complementary worktops, island unit, AEG hob, double oven, integrated dishwasher, stainless steel sink with King waste Disposal unit, space for American fridge freezer and separate dining area, French doors opening onto the patio
- Separate utility room with space and plumbing for washing machine and tumble dryer and a range of matching wall and floor units, complementary worktops, stainless steel sink, large unit providing coat storage and side access
- Formal dining room with window overlooking the cul-de-sac
- Cloakroom with wash hand basin and low level flush WC
- Study with front aspect
- Spacious Gallery landing with loft access via ladder and double storage cupboard
- Four double bedrooms, two with fitted wardrobes and the remainder has space for free standing wardrobes
- Generous size main bedroom with twin aspect, large dressing area with range of fitted wardrobes and en suite shower room with range of fitted furniture, wash hand basin, shower cubicle and low level flush WC
- Bedroom two with garden views and also en suite shower room with shower cubicle, wash hand basin, WC
- Family bathroom with corner bath and shower over, pedestal wash hand basin and low level flush WC
- Single garage with electric shutter doors, power and light
- Landscaped rear garden with patio that runs across the back of the property catching the afternoon and evening sun with power and outside tap, the front garden has morning sun

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

COUNCIL TAX BAND: F EPC RATING: F

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.

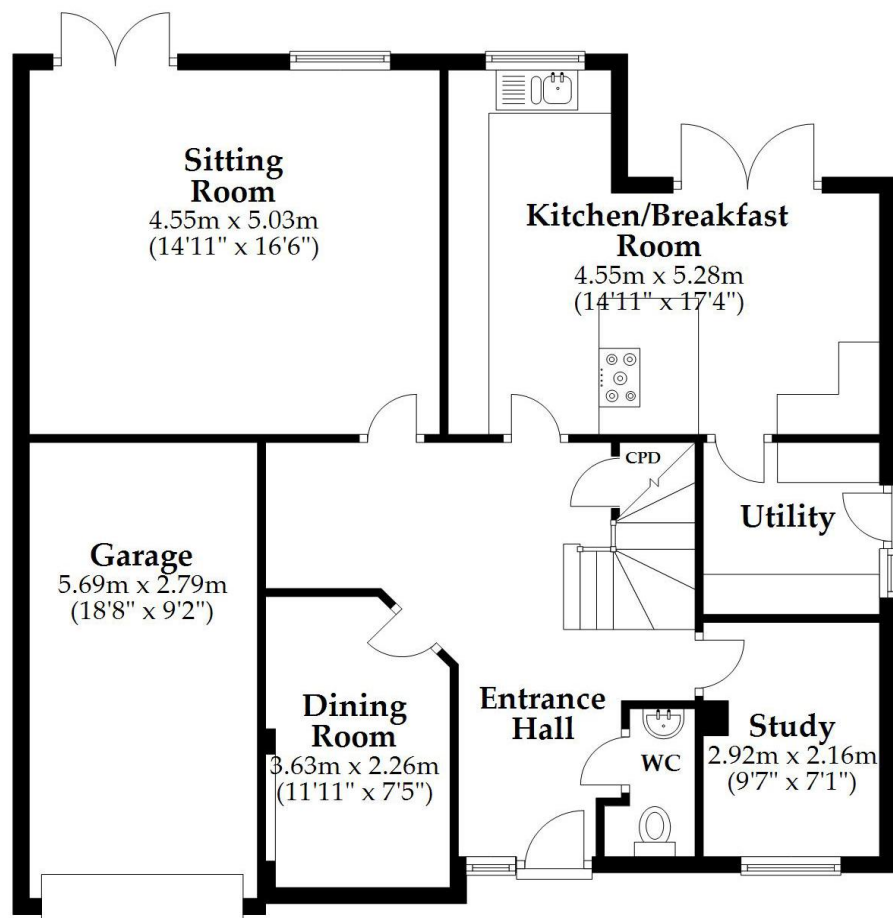




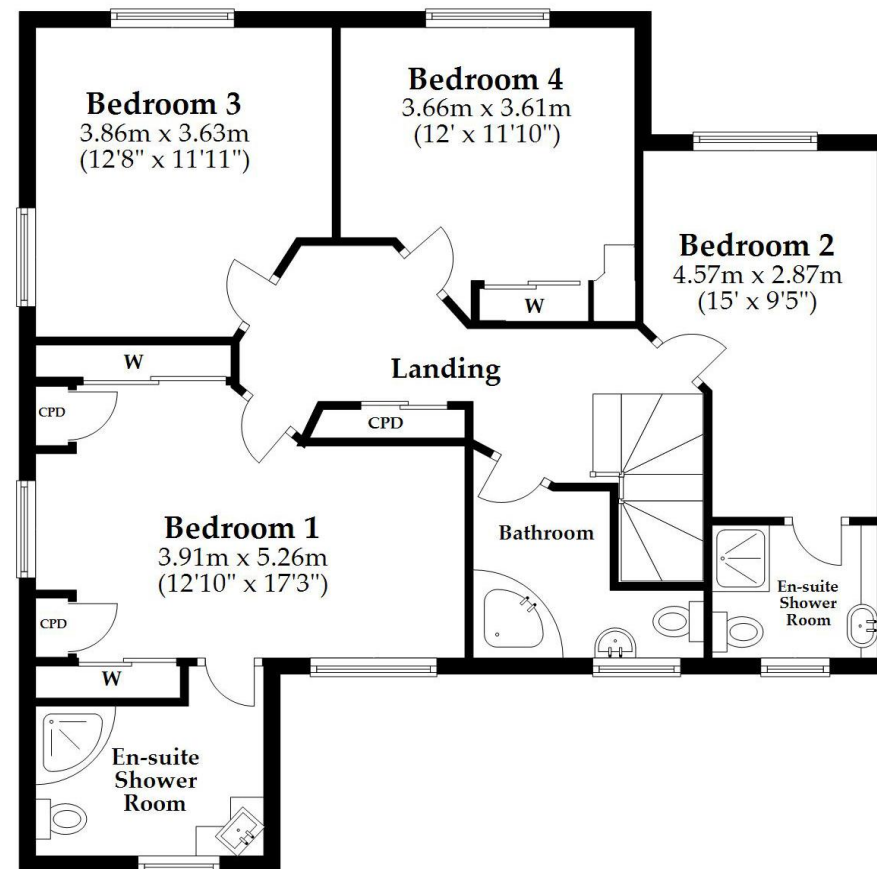


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## First Floor



**Total Floor Area: approx. 187 sq. metres (2010 sq. feet)**

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



**LJT SURVEYING**









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

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD