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**Wimborne
Dorset, BH21 2AD**

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FREEHOLD PRICE £510,000

A well-presented, older style detached family home offering three bedrooms, main bedroom with en suite, superb kitchen/dining room and cosy sitting room. The property has ample off-road parking with a good size rear garden with a summerhouse.

- Entrance hallway with understairs storage cupboard housing gas boiler
- Cosy sitting room with feature fireplace and bay window with fitted white shutters and square arch to kitchen/dining room
- Superb kitchen with vaulted ceiling, range of base and eye level cupboard and pan drawers, stone worktops with inset spring gas hob and electric oven & grill, integrated dishwasher and fridge freezer with space for washing machine. Dual aspect with French doors to patio and garden and open plan to dining room with space for table and chairs and part wood panelled walling
- Downstairs bathroom modern white suite with shower screen, shower over bath and ladder style heated towel rail
- Three bedrooms: main bedroom with built in wardrobe with fitted shutter and bay window and en suite shower room
- Double glazing and gas heating
- Outside: shingle driveway giving off-road parking for several cars. Double gate giving access to the rear garden. Patio area to the immediate rear leading to large expansive lawn area and to the summerhouse, with decking ideal for alfresco dining

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1 mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: E

COUNCIL TAX BAND: D

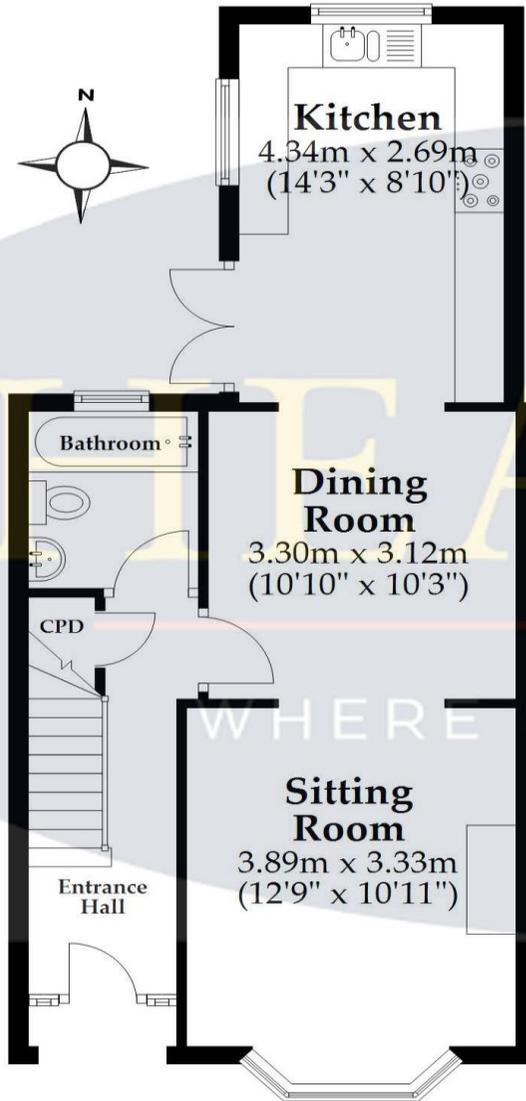
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

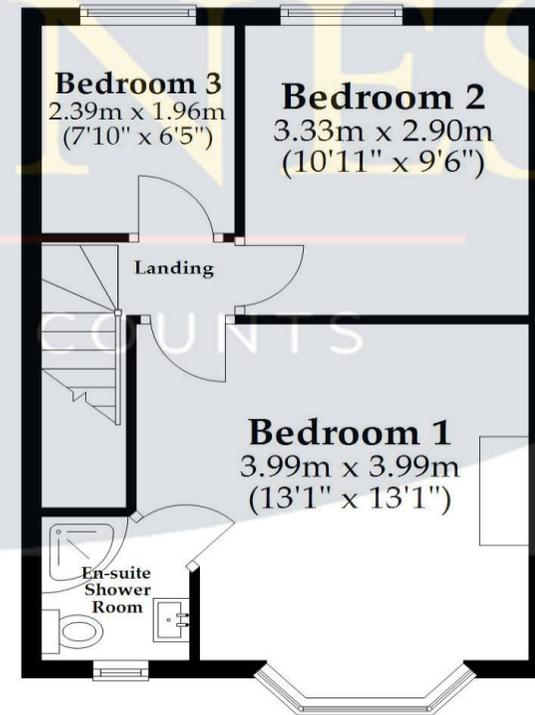
Ground Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.3 sq. feet)

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



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