



**Wimborne**  
**Dorset, BH21 2FX**



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## FREEHOLD PRICE: £460,000

A well presented modern detached family home offering three bedrooms as well as a spacious kitchen/dining room, en suite to main bedroom and good size rear garden situated on a sought after development. NO CHAIN.

- Entrance hallway with cloaks cupboard and modern cloakroom with wash hand basin and WC
- Generous size sitting room enjoying a dual aspect
- Spacious kitchen/dining room with range of base and eye level units, pan drawers, complementary worktops, inset gas hob and electric oven below with extractor fan over, integrated dishwasher, washing machine and fridge freezer, space for table and chairs, dual aspect with French doors to garden
- Three good size bedrooms. Main bedroom with built in mirror fronted wardrobe and en suite shower room with double shower cubicle, wash hand basin and WC
- Bedroom two and three with built in wardrobes
- Family bathroom with modern white three piece suite
- Double glazing and gas heating with wood effect flooring in hallway, cloakroom, kitchen/dining room, bathroom and en suite
- Brick paviour allocated tandem parking spaces
- Superb rear garden with large patio ideal for al fresco dining leading to lawn area with raised flower and shrub borders, garden shed
- Remainder of NHBC warranty and solar panels
- Maintenance: We understand from the vendor the annual fee for communal estate maintenance is approximately £172.46

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

COUNCIL TAX BAND: D    EPC RATING : B

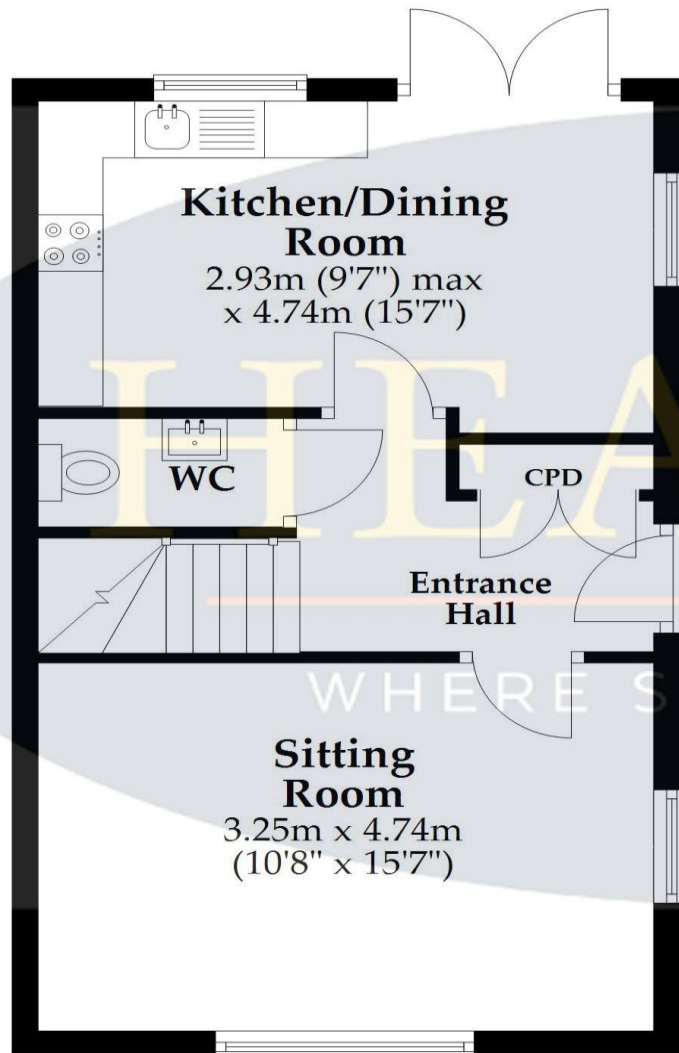
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

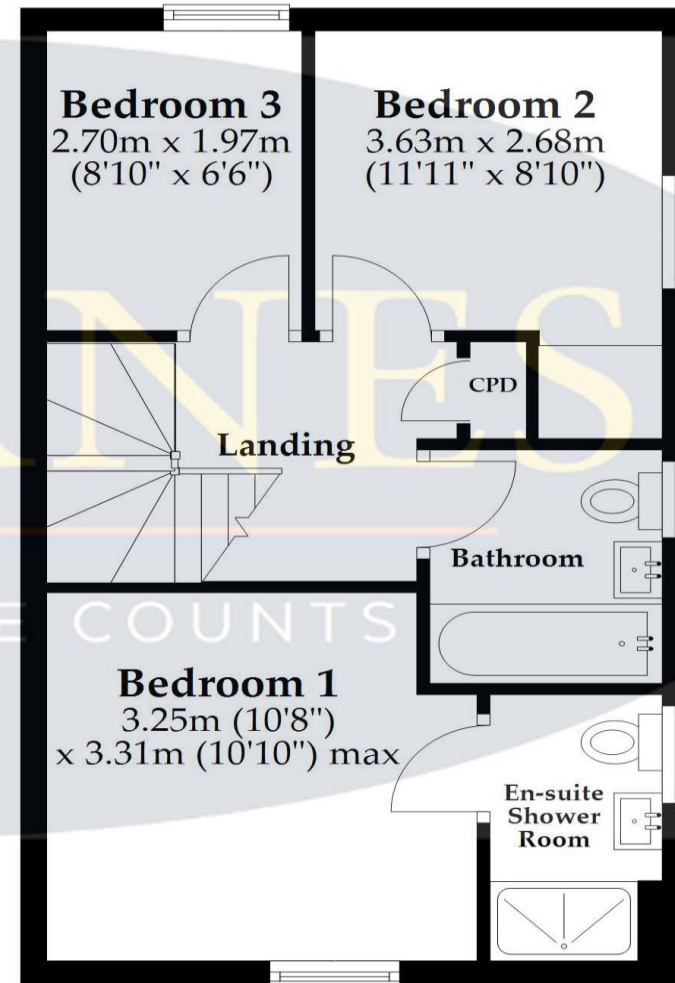
## Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 sq. feet)

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



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