



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2GF**

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FREEHOLD PRICE £445,000

A well proportioned semi-detached home with open plan kitchen/living/dining room, separate study and four bedrooms set over two floors with two bathrooms, separate cloakroom and off road parking for two cars.

- Entrance hall with extra storage cupboards
- Separate cloakroom with pedestal wash hand basin and WC
- Study with front aspect
- Open plan kitchen/living dining room with under stairs storage cupboard, double glazed French doors opening onto the garden. The kitchen is finished in a range of matt grey units with complementary worktops, integrated fridge freezer, dishwasher, washer/ dryer and water softener
- On the first floor there are two double bedrooms, one currently used as a sitting room the other one with en suite shower room with double shower cubicle, pedestal wash hand basin and WC
- On the second floor there are two further bedrooms and a family bathroom with bath and shower over, pedestal wash hand basin and WC
- Landscaped rear garden with large patio area ideal for al fresco dining, lawn and garden shed enclosed by timber fencing

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D EPC RATING: B

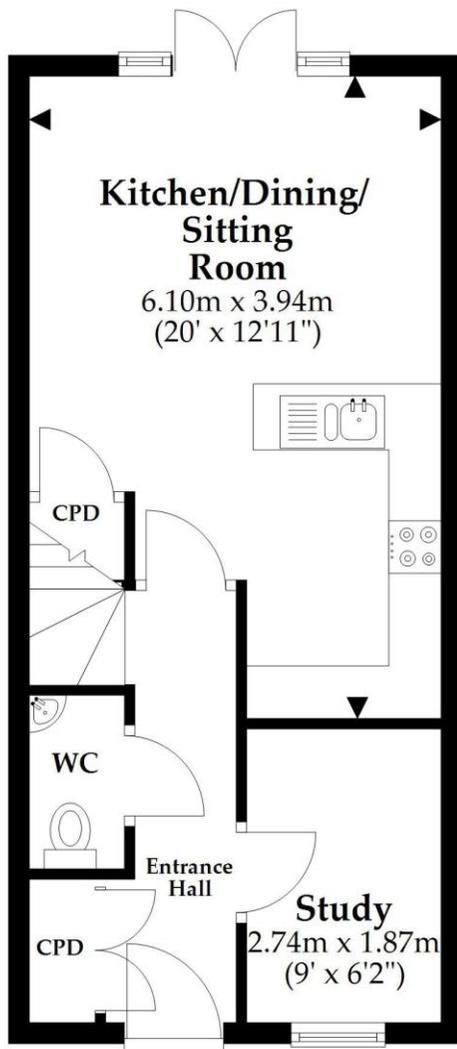
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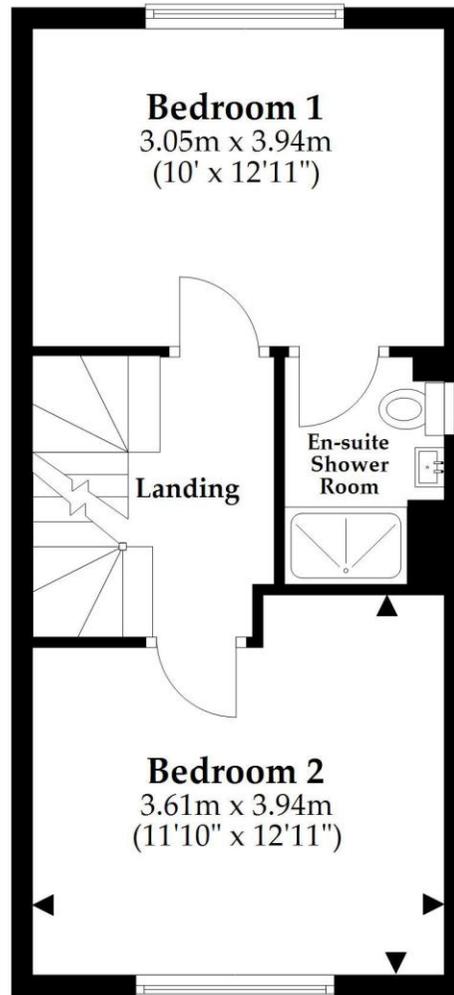
Ground Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



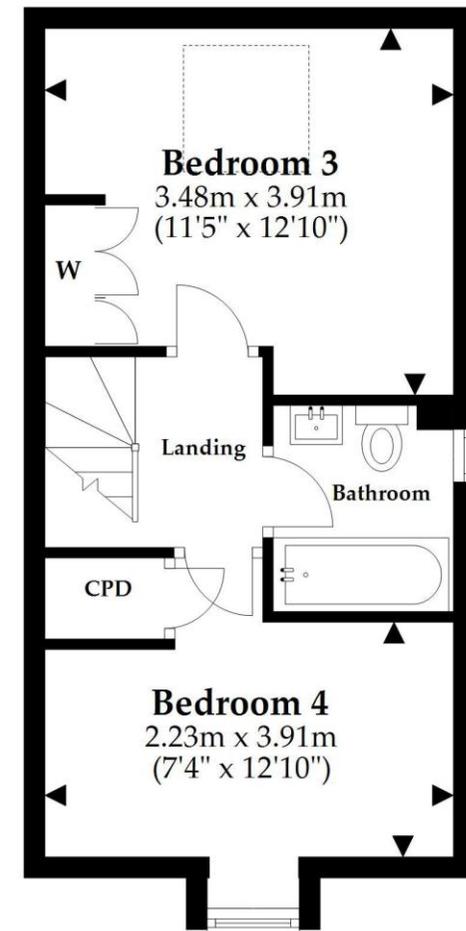
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.8 sq. feet)



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

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







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