



**HEARNES**

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**Wimborne  
Dorset, BH21 2FS**



# Wimborne, Dorset, BH21 2FS

## FREEHOLD PRICE: Offers over £500,000

A well-presented and upgraded three good size bedrooms, two bathroom detached home built on the Wyatt Homes development including a generous size kitchen/diner, sitting room with feature fireplace, garage, parking for several cars and a landscaped garden including a garden office. No communal maintenance fees.

- Entrance hall with Antico flooring continuing into the sitting room
- Kitchen/diner with double glazed French doors opening out to the garden. The kitchen is finished in a range of matt grey units with complementary quartz worktops, Neff double smart oven, integrated fridge freezer, dishwasher and tiled flooring
- Separate utility room with plumbing for washing machine and range of units with worktop and stainless-steel sink
- Separate cupboard included in the kitchen for extra storage
- Cloakroom with wall mounted WC, wash hand basin set in a vanity unit and tiled flooring
- Sitting room with feature fireplace and double glazed French doors opening onto the patio
- Three good size bedrooms: two with space for freestanding wardrobes
- Generous size main bedroom including a walk in wardrobe and en suite shower room with double shower cubicle, wall mounted WC and wash hand basin, heated towel rail and matching floor and wall tiles
- Family bathroom including a bath with shower over, wall mounted WC, wash hand basin set in a vanity unit, heated towel rail and matching wall and floor tiles
- Outside: the garden has been landscaped with plenty of patio space for al fresco dining. Purpose built garden office with power and light which has been insulated offering all year round use. Garage with power and light and ample off-road parking
- Built in 2020 with remainder of the 10 year new build warranty remaining

The property is just a short distance from Wimborne town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

EPC RATING: B      COUNCIL TAX BAND: E

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



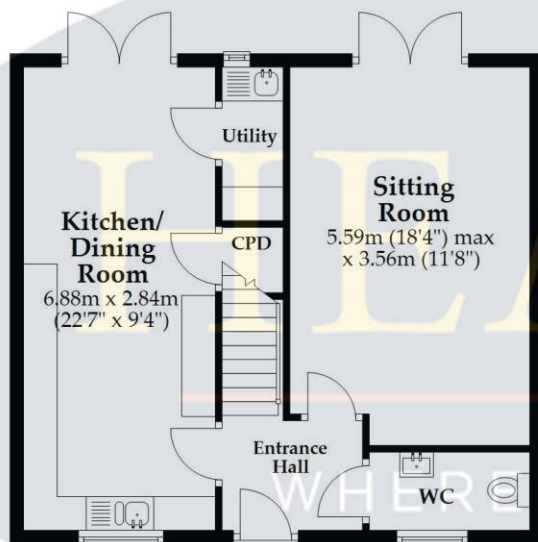




Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.

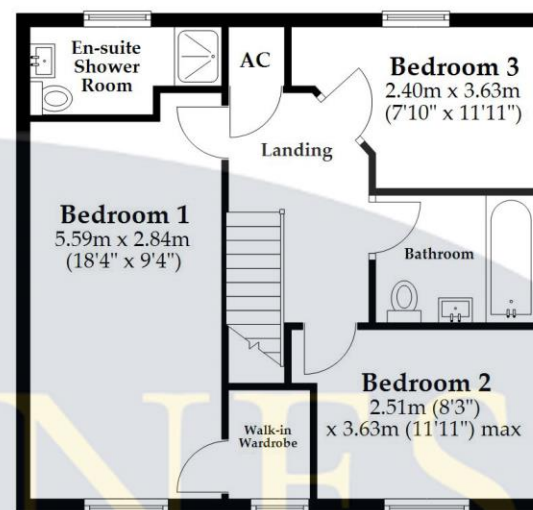
## Ground Floor

Approx. 51.5 sq. metres (554.6 sq. feet)



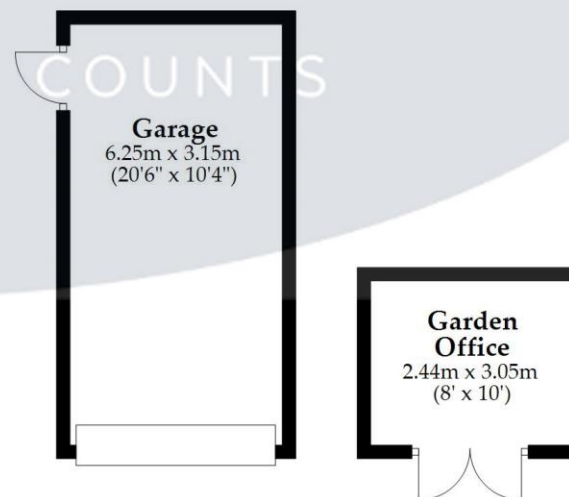
## First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



## Outbuildings

Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 131.0 sq. metres (1410.2 sq. feet)

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











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

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