



HEARNES

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**Wimborne
Dorset, BH21 1RQ**

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FREEHOLD PRICE: £550,000

An immaculately presented and deceptively spacious three storey semi-detached family home offering four bedrooms, two reception rooms and two bathrooms in a sought after residential location within walking distance of the town centre.

- Entrance lobby with space for cloaks
- Solid oak flooring to main area on ground floor
- Spacious open plan living area. Attractive entrance dining area with inset wood burner, arch to sitting room leading to superb kitchen/breakfast room with red gloss base and eye level units and drawers with granite worktops, inset gas hob with extractor fan over and two ovens below, integrated dishwasher and fridge freezer, breakfast bar and space for table and chairs, feature well with inset lighting and glass circular cover, full height window, vaulted ceiling and bi-folding doors to garden
- Inner hallway with storage cupboard and display shelving
- Generous size study with door to cloakroom and garden
- Three good size bedrooms on the first floor
- Modern family bathroom with separate shower cubicle and fully tiled
- Second floor main bedroom with Velux window and rear aspect windows with window seats
- Sealed unit, double glazing and gas heating
- Outside: a shingle driveway provides ample off-road parking with raised brick flowerbed and side access to the rear garden. The rear garden has various patio areas ideal for al fresco dining with an ornamental fishpond and mature plants and shrubs. To the immediate rear a utility outbuilding can be found with space and plumbing for washing machine, sink with worktop, tiled flooring and WC. To the rear of the garden, a large workshop can be found. The garden is enclosed by panel fencing

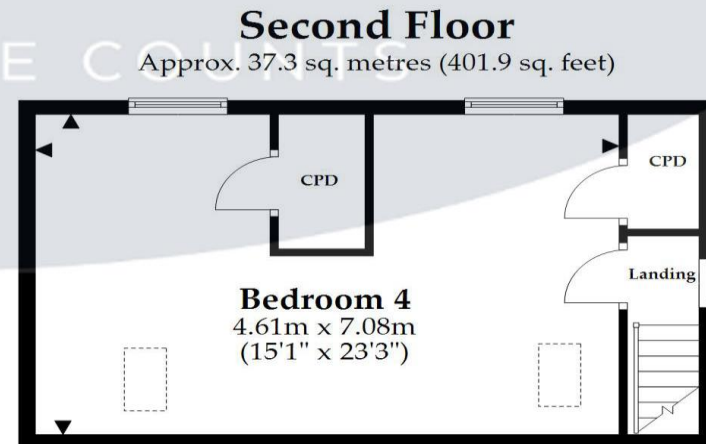
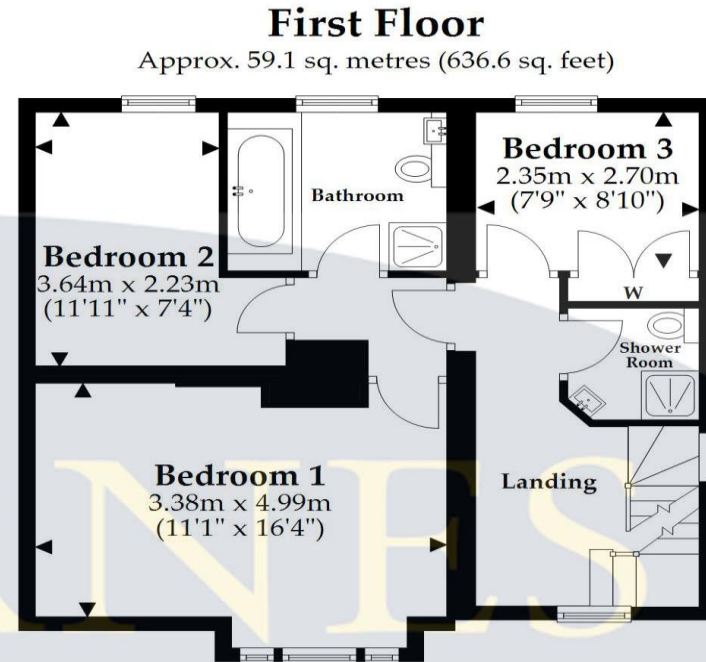
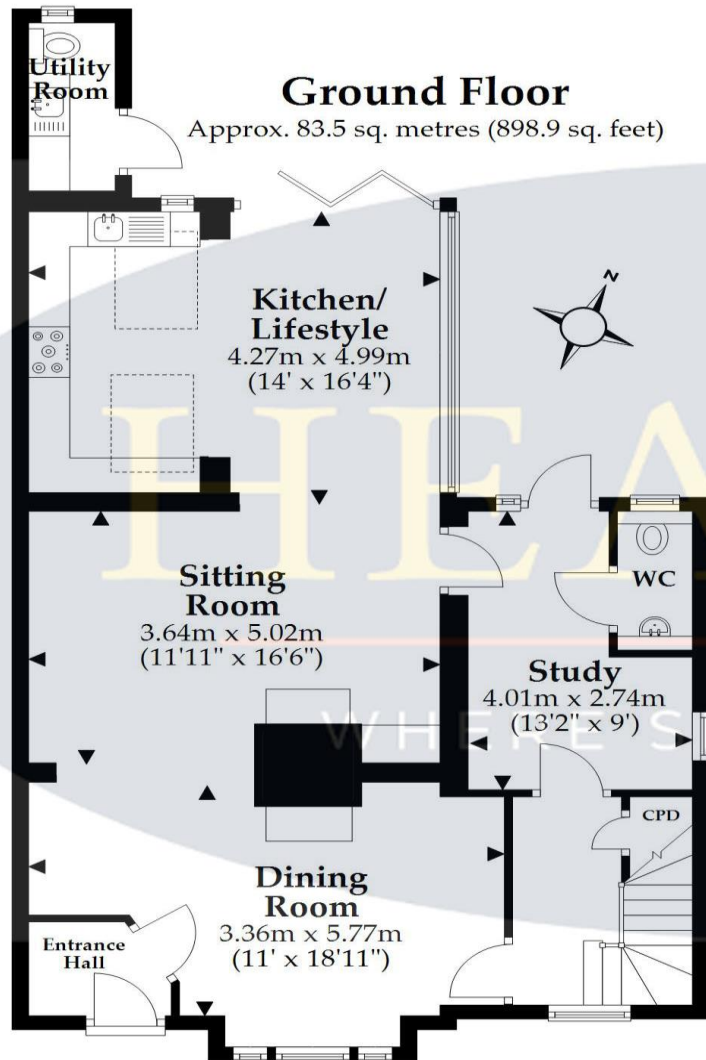
The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1 mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: C

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.







Total area: approx. 180.0 sq. metres (1937.5 sq. feet)

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







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