



**Wimborne  
Dorset, BH21 4FH**

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## FREEHOLD PRICE: £620,000

A beautifully presented detached family home offering four double bedrooms, three bathrooms and two reception rooms as well as a stunning kitchen/lifestyle room with separate utility room, off road parking and garage. The property is situated in a quiet cul de sac location overlooking a SANG (Suitable Alternative Natural Green space).

- Built in 2020 by Bellway Homes with remaining NHBC warranty
- Covered entrance canopy and front door leads to spacious entrance hall with modern cloakroom
- Good size sitting room and separate study
- Stunning open plan kitchen/lifestyle room with range of base and eye level units and drawers with complementary worktops, inset electric induction hob with extractor fan and slide and hide oven, integrated larder fridge, rear aspect windows and French doors to garden
- Separate utility room with space for washing machine and freezer, wall mounted boiler, base unit with worktop and sink, side door to outside
- Four double bedrooms
- Main bedroom with built in wardrobe and luxury en suite bathroom
- Three further bedrooms with bedroom two also enjoying a luxury en suite shower room
- Modern family bathroom with white suite
- Double glazing and gas heating, Amtico flooring to hallway and kitchen/lifestyle room
- Outside: There is an open plan front garden and long driveway giving off road parking for two vehicles, detached garage with up and over door with lighting, power points and pitched roof for additional storage. Side gate gives access to fully landscaped rear garden with terrace, patio, shaped lawn and attractive borders, pergola and timber shed
- Maintenance: We understand from the vendor that there is an annual charge of approximately £300 for maintenance of the communal landscaped areas

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 within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: B

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.

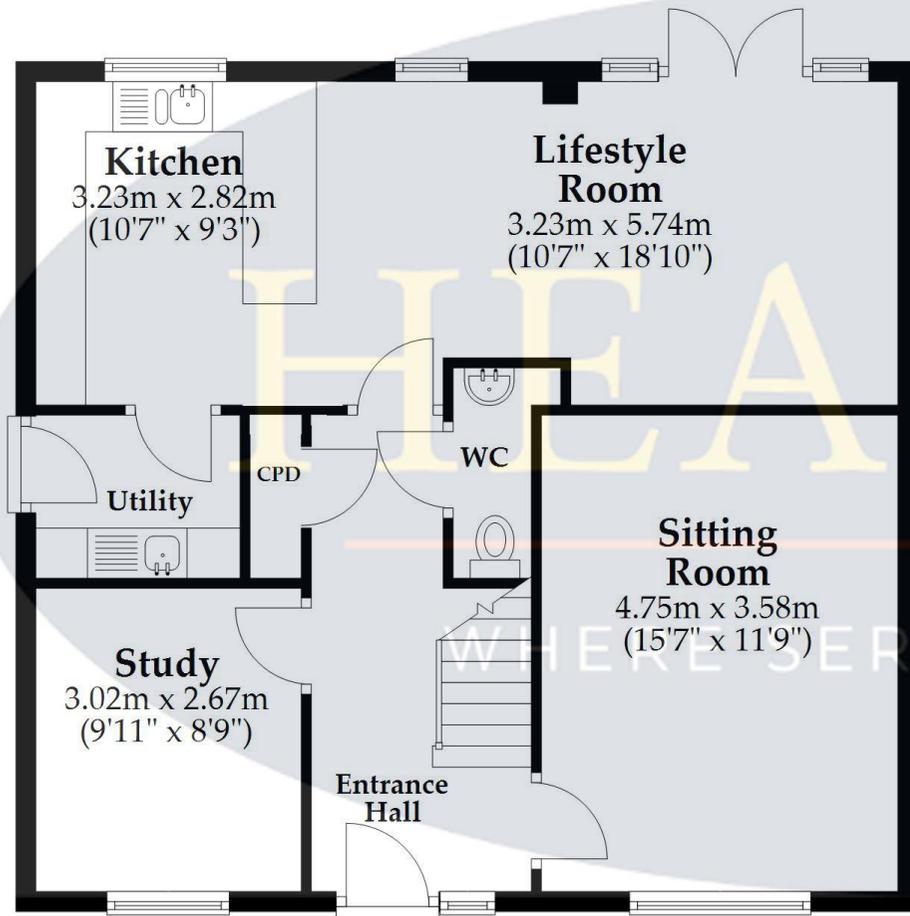




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



## First Floor

Approx. 70.0 sq. metres (753.1 sq. feet)



Total area: approx. 140.0 sq. metres (1507.2 sq. feet)

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







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