

# HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 2GA

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## FREEHOLD PRICE: £450,000

A well presented detached family home offering three bedrooms, a good size sitting room and modern fitted kitchen and bathroom with off road parking situated in a popular residential location.

- Spacious entrance hallway with feature grey wood effect flooring following through to the kitchen/breakfast room, radiator and cover, large cupboard space for cloaks
- Cloakroom with wash hand basin, WC and part tiled walls
- Good size kitchen/breakfast room with range of base and eye level units and pan drawers, complementary worktops, inset hob and oven below with extractor fan over, integrated dishwasher, fridge freezer and integrated washer/dryer, concealed cupboard housing the boiler, space for table and chairs, dual aspect window and French doors to garden
- Three bedrooms. Main bedroom with built in wardrobes and luxury fitted en suite shower room, bedroom two with built in wardrobe and bedroom three with built in wardrobe, currently being used as a dressing room
- Family bathroom with modern three piece suite, ladder style heated towel rail and part tiled walls
- Outside: Brick paviour driveway gives off road parking for two cars. The rear garden has patio area leading to lawn with flower, tree and shrub borders and garden shed enclosed by panel fencing and brick walling
- Maintenance: We understand from the vendor this is approximately £206.25 per annum
- Remainder of builder warranty
- Solar panels: We understand from the vendor - **TBC**

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: D EPC RATING: B

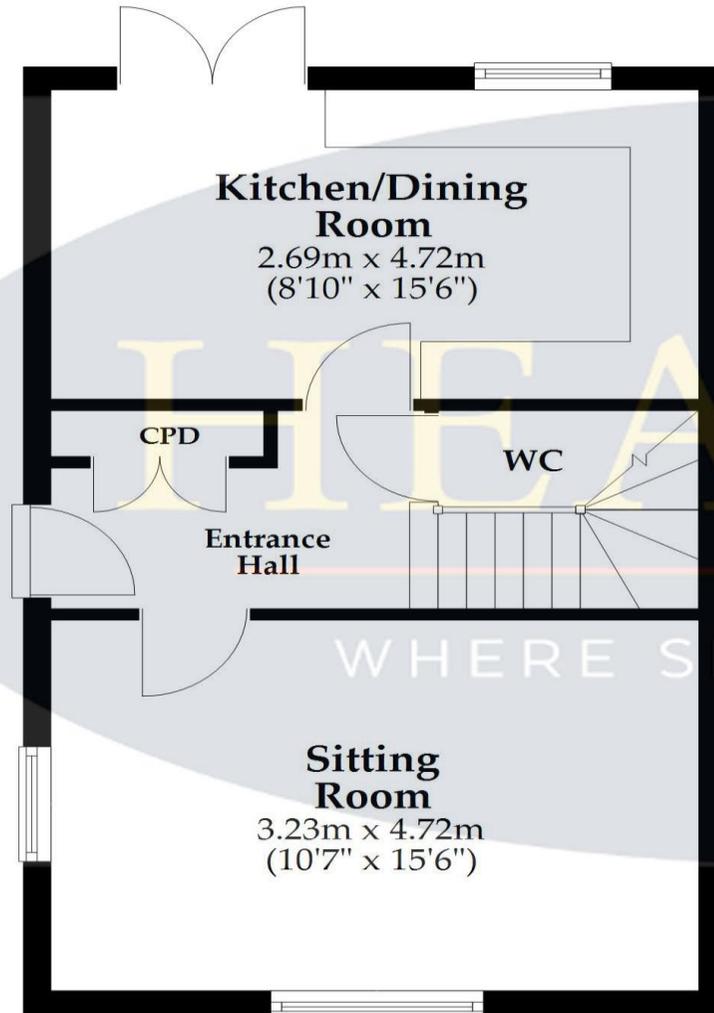
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

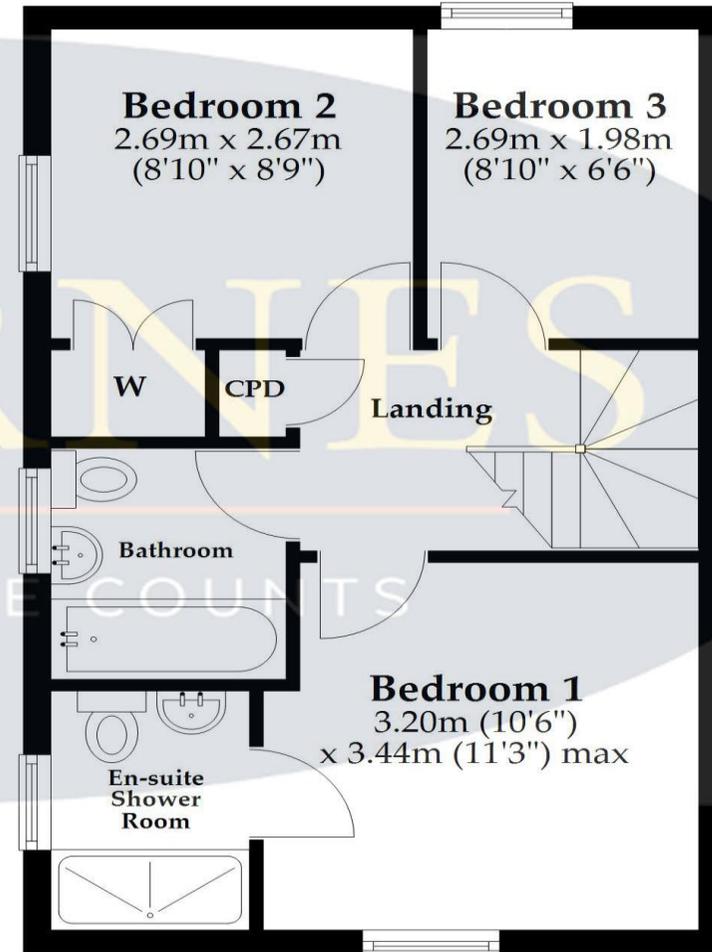
## Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.6 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

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



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