

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2PY

Wimborne, Dorset, BH21 2PY

FREEHOLD PRICE: £595,000

A contemporary, deceptively spacious detached chalet style home offering four bedrooms as well as a stunning open plan kitchen/sitting/dining room, superb bathroom and additional gym/home office with an en suite shower room and ample off road parking situated in a semi rural location.

Since 2022 the property has undergone a programme of extension and refurbishment including rewiring, new gas boiler, underfloor heating to ground floor, new bathroom and UPVC double glazing. The principal rooms have laminated luxury laminate flooring and recessed lighting in sitting room and powder coated aluminium bifold doors.

- Integral porch leads to spacious hallway with laundry cupboard with space for washing machine and tumble dryer
- Stunning open plan kitchen/sitting/dining room. Kitchen with white gloss soft close base and eye level units with complementary worktops, Belfast sink, inset induction hob with extractor fan over, oven and microwave, integrated dishwasher and fridge freezer. Open walkway leads to spacious sitting/dining area which has a feature lantern roof light and bifold doors
- Three good size ground floor bedrooms
- Superb family bathroom with claw foot free standing bath, over sized separate shower cubicle, wash hand basin and WC
- Stairs from inner hallway leads to first floor landing with boiler cupboard and cloakroom with wash hand basin and WC
- Bedroom four with eaves storage access
- Double glazing and gas heating with underfloor heating to the ground floor
- Outside: A gravel driveway provides ample off road parking and turn space for numerous cars extending down one side of the property. A side gate gives access to the rear garden which has a superb, paved terrace for al fresco dining leading to a raised lawn

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 two and a half miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

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.

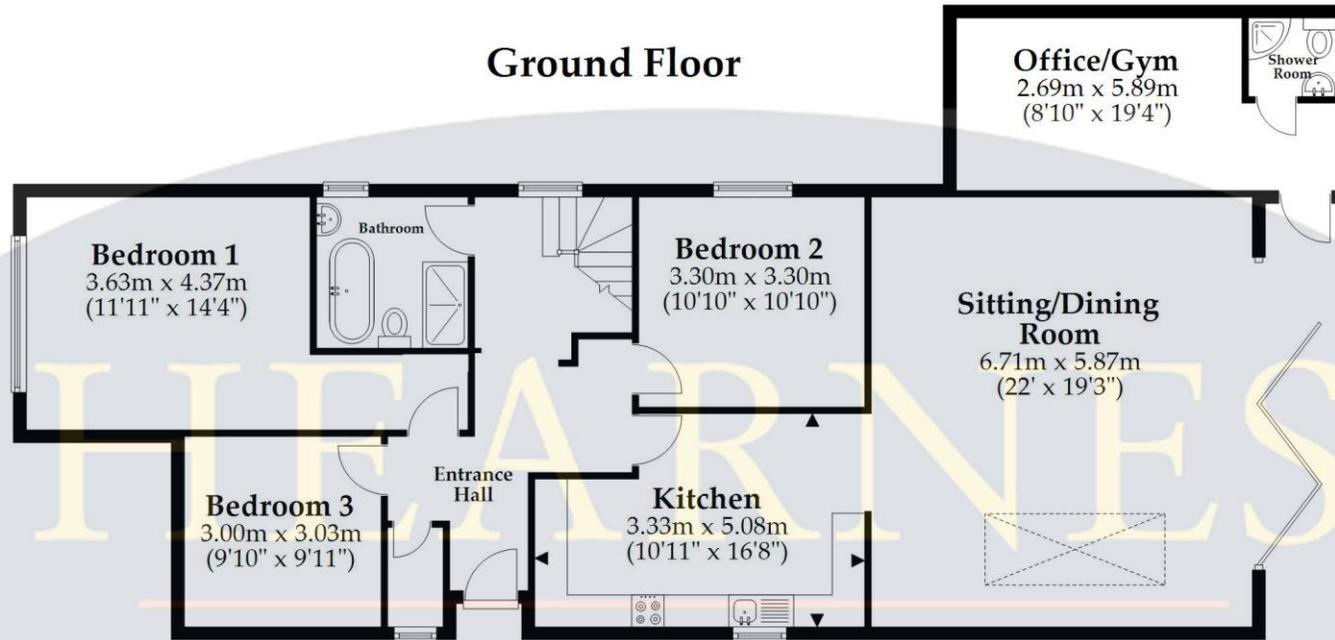




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.



Ground Floor



HEARNE'S
WHERE SERVICE COUNTS

First Floor



Main area: Approx. 138.8 sq. metres (1493.5 sq. feet)
Plus office/gym, approx. 15.9 sq. metres (170.7 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD