



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1QZ

Wimborne, Dorset, BH21 1QZ

FREEHOLD PRICE £575,000

A well presented detached family home offering four bedrooms, two reception rooms, two bathrooms as well as a kitchen/breakfast room with separate utility room and sun conservatory situated in a cul de sac location with off road parking and double garage.

- Spacious entrance hallway with airing cupboard and fully tiled cloakroom with wash hand basin and WC
- Generous size sitting room with feature fireplace and inset coal effect gas fire with dual aspect
- Good size dining room with patio door to superb sun conservatory with under floor heating and doors to garden
- Modern kitchen/breakfast room with base and eye level units and pan drawers, granite worktops, inset hob with extractor fan over, adjacent built in oven and grill, integrated fridge freezer and dishwasher, breakfast bar
- Utility room with sink and worktop with space for washing machine and tumble dryer, additional units, wall mounted boiler and side door to garden
- Main bedroom with fitted bedroom furniture enjoying a dual aspect and en suite fully tiled bathroom with modern white suite, bath, separate shower cubicle, wash hand basin, WC and ladder style heated towel rail
- Three further bedrooms with fitted bedroom furniture
- Fully tiled family bathroom with bath, separate shower cubicle, wash hand basin, WC, fitted cupboards, ladder style towel rail
- Sealed unit double glazing and gas heating
- Outside: Shingle driveway giving off road parking leading to double garage with electric door. Landscaped front garden laid to lawn with an abundance of flower, tree and shrub borders with steam, footbridge and pathway to front of property. Rear courtyard garden which has been brick paved for ease of maintenance has raised well stocked flower borders and large pergola

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 approximately 2 ½ miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F 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.

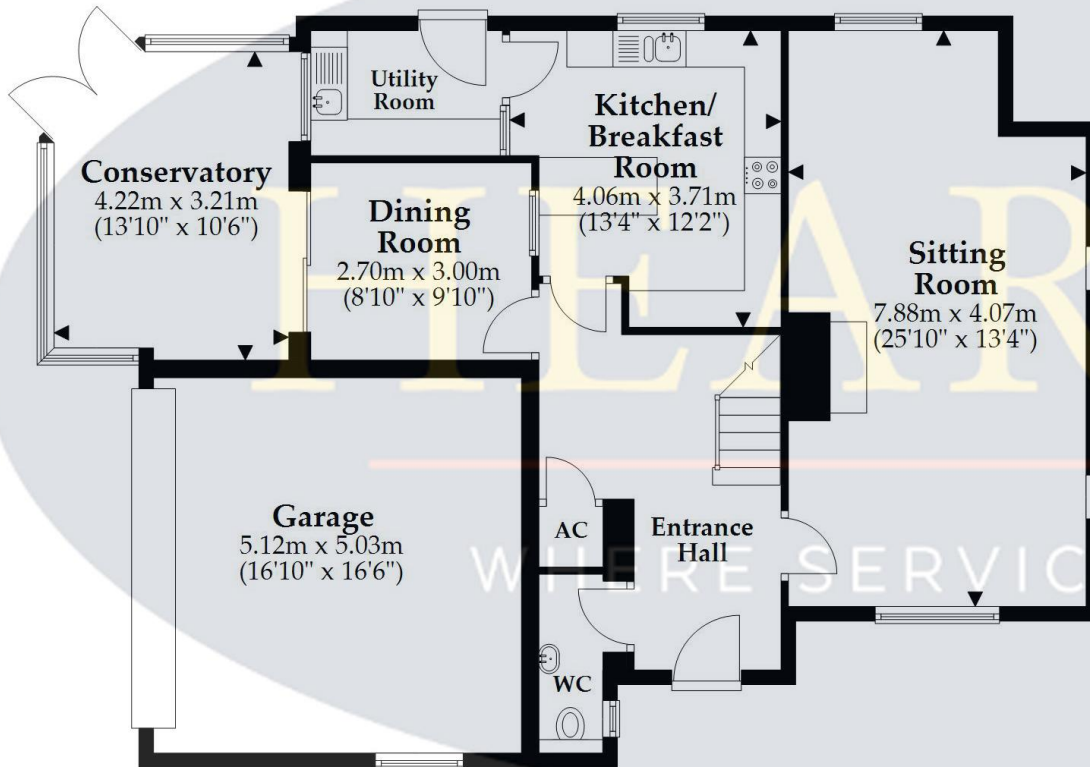






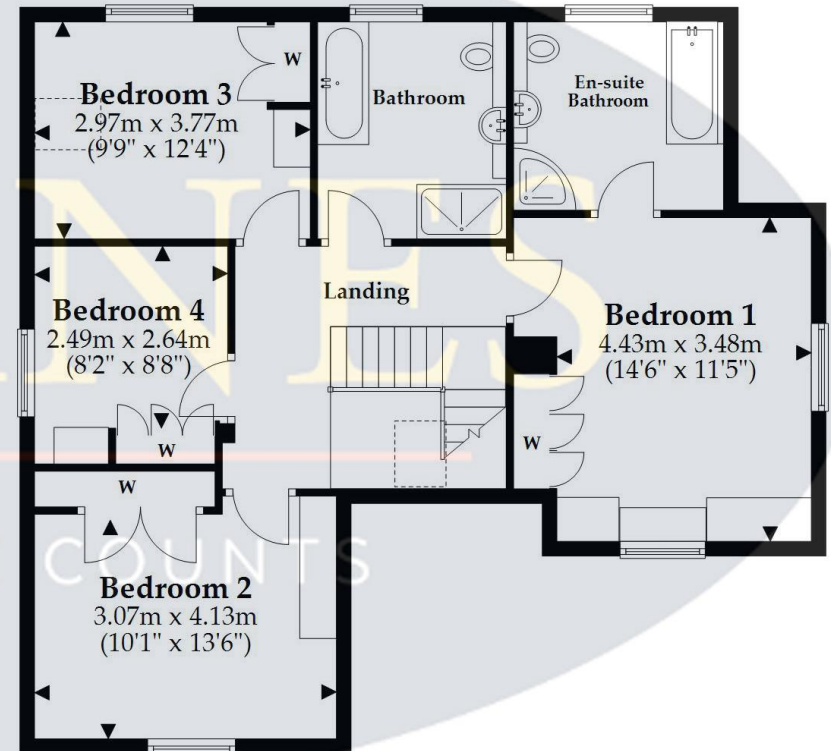
Ground Floor

Approx. 117.2 sq. metres (1261.8 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



Total area: approx. 198.4 sq. metres (2135.4 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD