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WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2QU

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FREEHOLD PRICE: £650,000

Beautifully positioned along a peaceful semi rural lane and within walking distance of Wimborne town centre this spacious detached bungalow offers exceptionally versatile living. The accommodation includes four well proportioned bedrooms and three inviting reception rooms all set within a generous plot. Outside, the property provides ample off road parking and an established rear garden, thoughtfully planted to attract local wildlife.

- Large reception/dining hall with airing cupboard housing the boiler and tank, front aspect window
- Solid wood flooring throughout the hall, sitting room and bedrooms; parquet flooring in garden room and solid wood doors throughout
- Sitting room with dual rural aspect with far reaching views and cosy open fireplace
- Good size kitchen/breakfast room with base and eye level units and pan drawers with complementary worktops, inset hob and oven below with extractor fan, space for appliances, breakfast bar, rear aspect and side door
- Inner hallway with door off to dining room and utility room, further door to outside
- Utility/cloakroom with worktop and cupboards, space for washing machine/tumble dryer, WC and wash hand basin
- Separate dining room/sunroom with wood block flooring and French doors to garden
- Four good size bedrooms. Main bedroom with built in wardrobes and bedroom four with large walk in wardrobe/plumbing for en suite which could be converted to an en suite shower room (with the necessary work)
- Family bathroom with white three piece suite, ladder style heated towel rail and part tiled walls
- Double glazing and gas heating
- Solar panels and Tesla battery which are privately owned
- Outside: Set off a gravelled level private driveway giving off road parking for a number of cars with enclosed secluded south westerly established rear garden with an abundance of plants/trees and raised shrub borders, potting shed, additional side storage shed (both built by Dorset Sheds) and wildlife pond

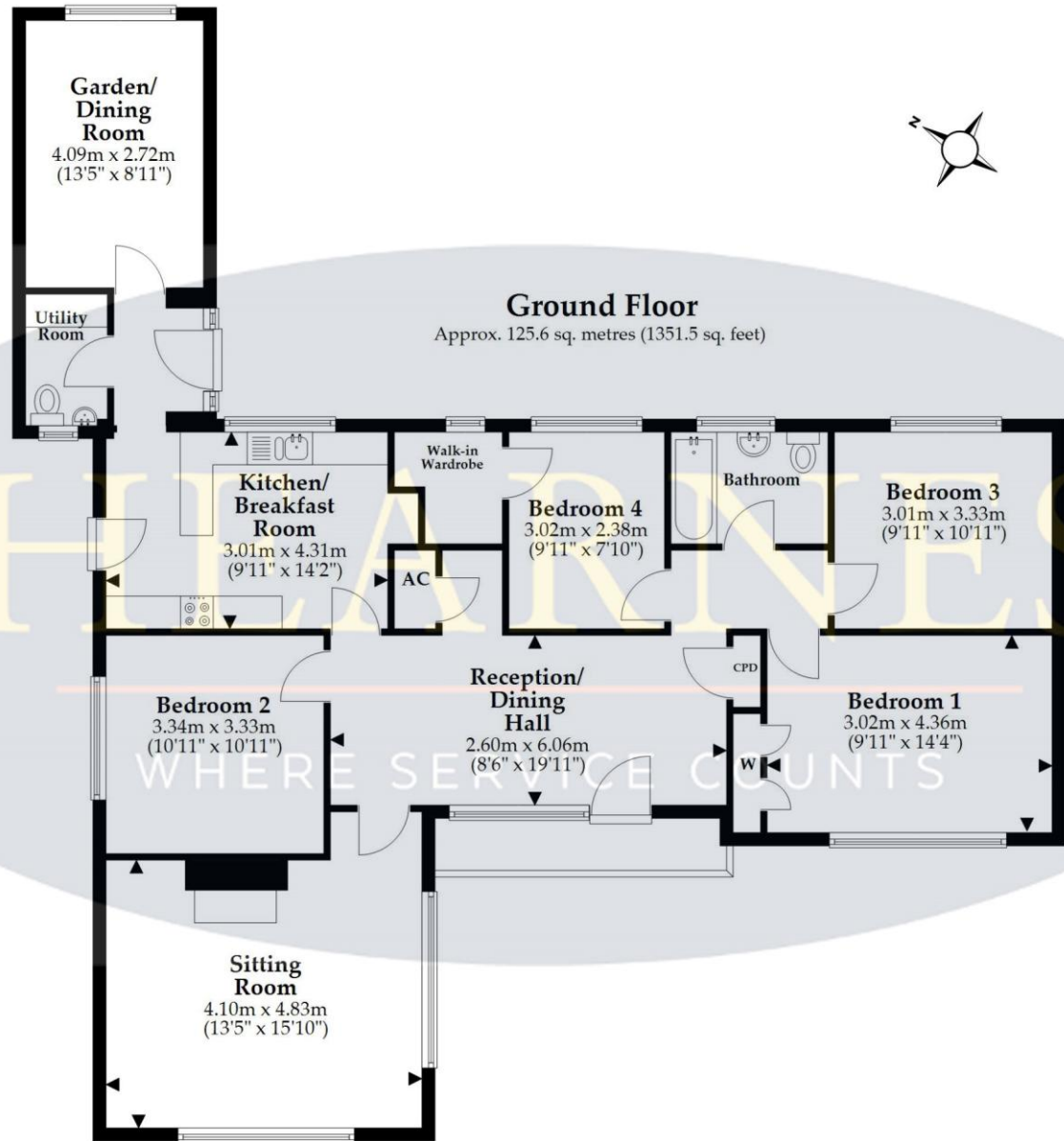
The location of the property combines with the advantage of walking distance to town and the River Allen, with easy access to open countryside nearby. Wimborne town centre is within a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: C

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.







Total area: approx. 125.6 sq. metres (1351.5 sq. feet)

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







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