



FOR SALE

Wimborne
Dorset, BH21 1QH

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FREEHOLD PRICE: £550,000

An extended detached family home offering three bedrooms, three reception rooms as well as a kitchen/lifestyle room with ample off road parking situated in a popular location within easy access to open countryside and the River Stour.

Ground floor

- Large entrance hallway with wooden flooring continuing throughout most of the ground floor
- Good size sitting room with wood burner and front aspect bay window
- Generous size dining room/playroom with feature fireplace with inset gas fire, front aspect bay window
- Separate study with rear aspect
- Utility/cloakroom with space for washing machine and tumble dryer, wash hand basin and WC
- Spacious kitchen/lifestyle room. Kitchen with base units and complementary stone worktops and butler sink, space for appliances, space for island, table and chairs and sofa, rear aspect window and French doors to garden, under floor heating in the lifestyle area

First floor

- Three good size double bedrooms. Main bedroom with modern en suite shower room
- Family bathroom with modern three piece suite
- Double glazing and gas heating
- Outside: Brick paviour driveway giving off road parking for a number of cars with high hedging to the front and side access. The rear garden has a paved patio area leading to a good size lawn with two sheds enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town is less than a mile (approximately 10 minute walk) where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E (BCP Council) EPC RATING: D

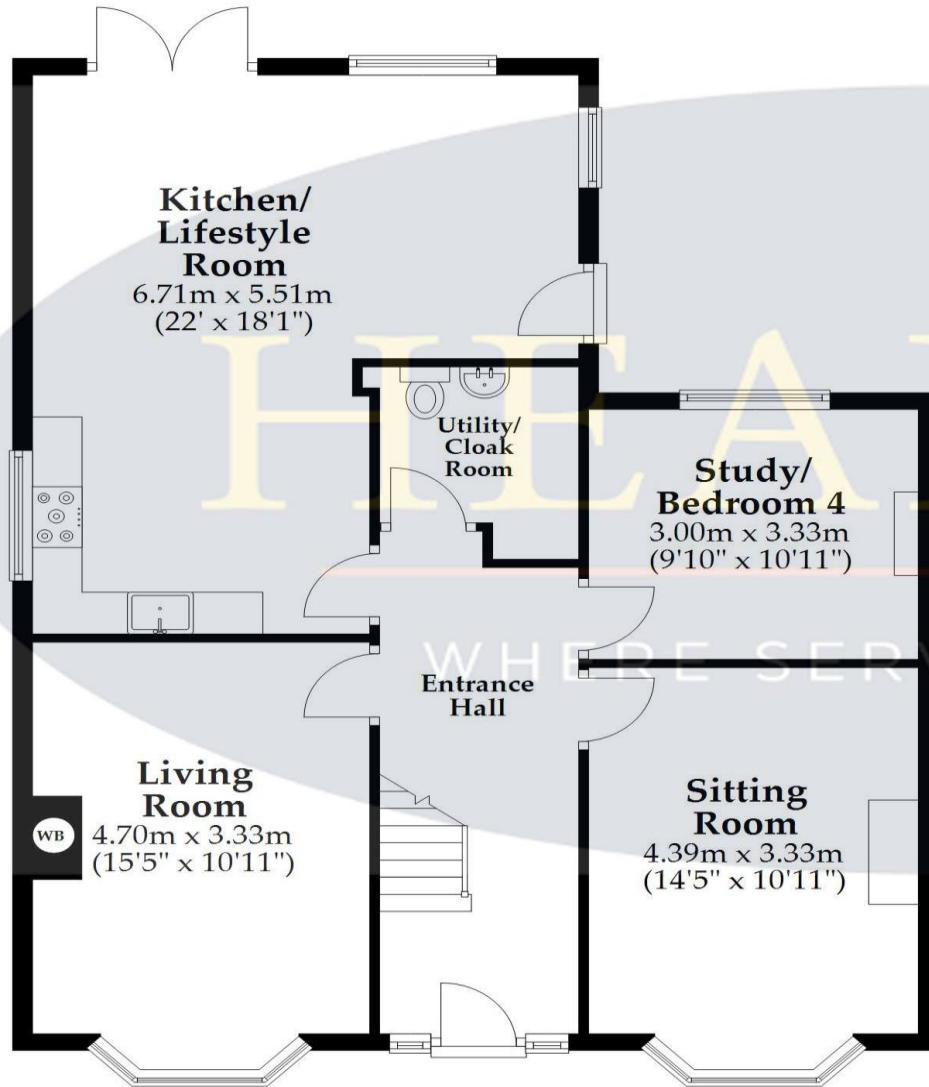
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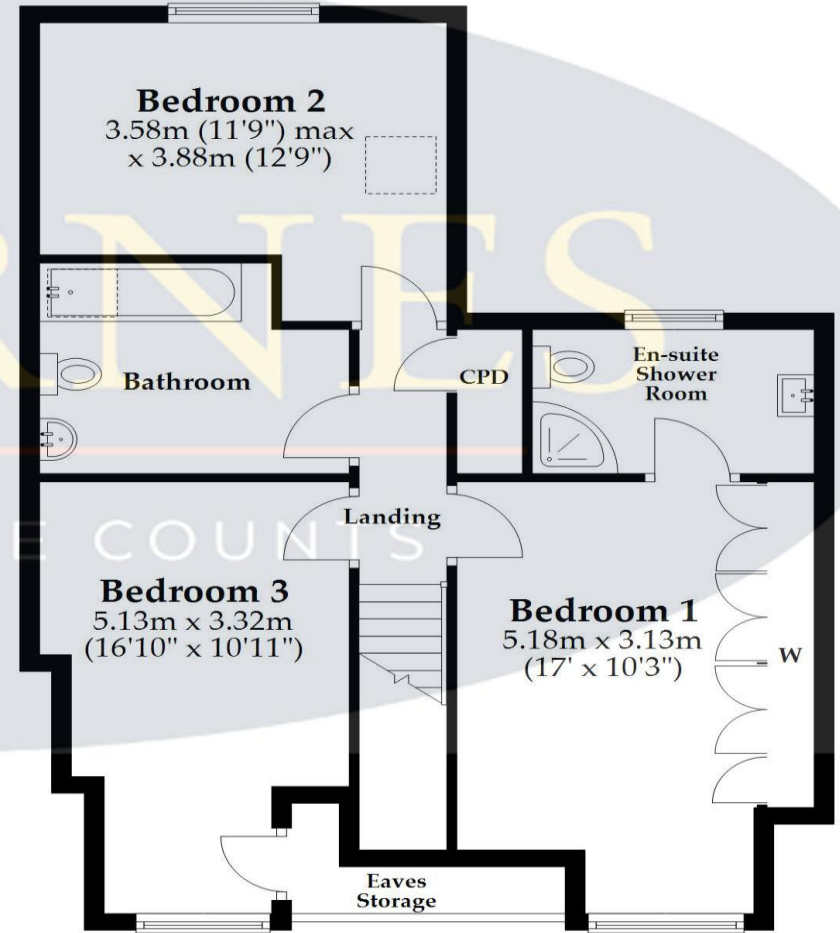


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



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





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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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