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**Wimborne  
Dorset, BH21 1NY**

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## FREEHOLD PRICE: £625,000

An attractive and immaculately presented three bedroom detached family home positioned on a sought after residential road within easy reach of the town centre. The property benefits from well proportioned accommodation throughout with easily maintained garden and off road parking.

- Popular Poets Corner area of Wimborne
- Covered entrance leads to entrance hall with under stairs cloaks and storage cupboard
- Feature Oak engineered flooring through hallway leading into kitchen/dining room
- Spacious sitting room with attractive front bay window
- Stunning kitchen/dining room with full width sliding door and electric blinds and a feature lantern rooflight over the dining area, again with electric blind. The kitchen has a range of base and eye level units with complementary worktops, inset gas hob with extractor fan over, built in oven and grill, integrated dishwasher, fridge freezer and wine cooler
- Cloak/utility room with WC and wash hand basin, worktop, cupboard space for washing machine, concealed cupboard housing gas boiler
- First floor landing with access to boarded loft with ladder
- Three good size bedrooms
- Modern bathroom with white three piece suite with shower over bath, wash hand basin, WC, ladder style heated towel rail and part tiled walls
- UPVC double glazed sash windows and LED downlights, gas heating (with underfloor heating to the ground floor)
- Outside: Brick paviour driveway gives off road parking for a number of cars. The south westerly facing rear garden has a full width sandstone terrace with feature electric awning leading onto a small lawn area with an abundance of colourful flower/shrub borders, greenhouse, garden shed and summerhouse/workshop 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 centre is in close proximity where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E    EPC RATING: B

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.

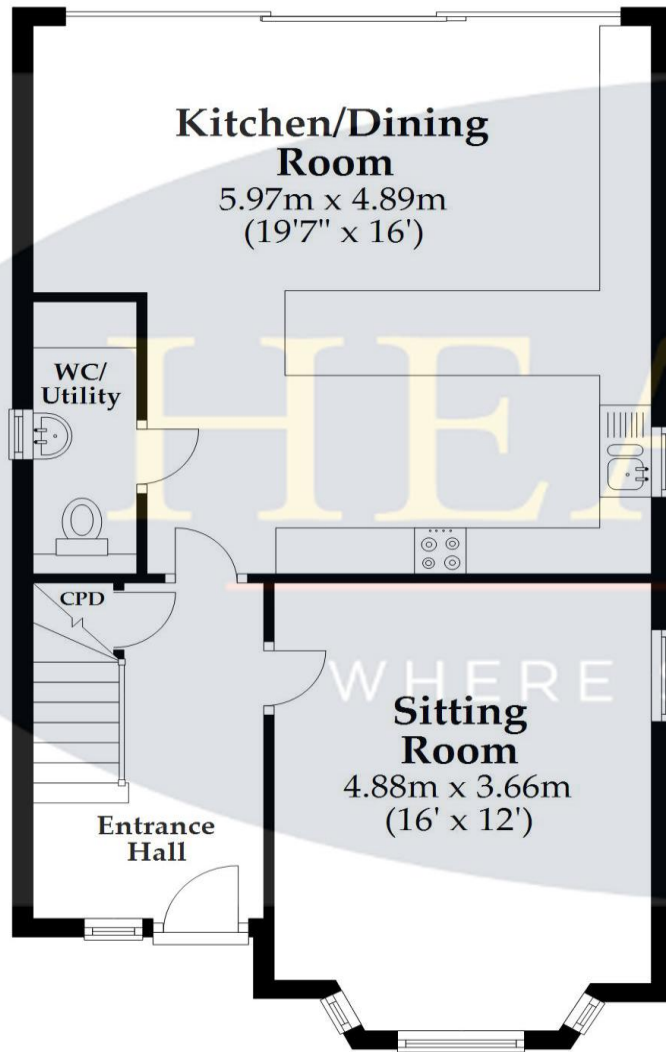




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

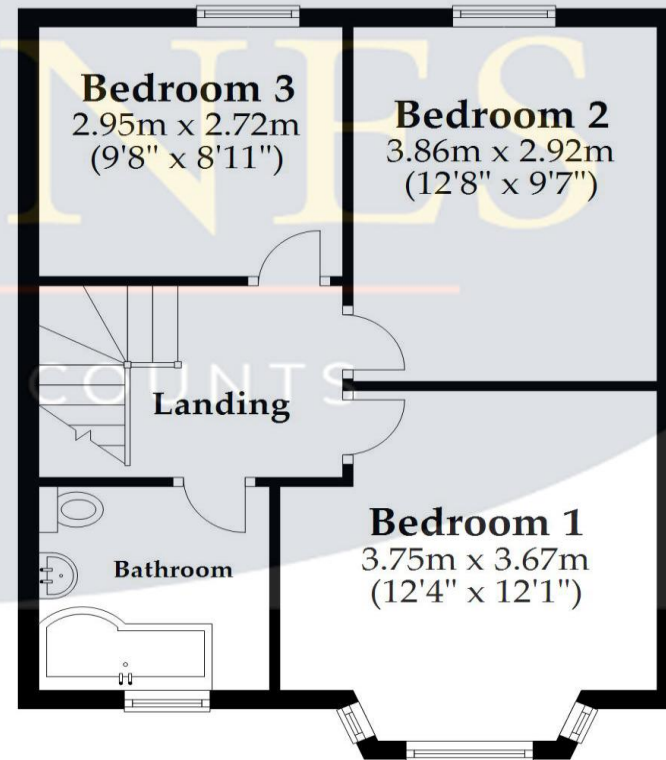
## Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 106.2 sq. metres (1143.6 sq. feet)

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





[www.hearnes.com](http://www.hearnes.com)

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