

FOR SALE

HEARNES

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Wimborne
Dorset, BH21 1RZ

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FREEHOLD PRICE: £900,000

A superb extended five bedroom, three reception room, three bathroom detached family home offering approximately 2,600 sq ft of accommodation, set on a generous size south facing plot with ample parking and potential for an annexe.

- Entrance porch with space for shoes and coats
- Kitchen finished in a range of high gloss white units with complementary quartz worktops including an island unit, breakfast bar, wine cooler, ten pan drawers, induction hob with integrated extractor, two AEG smart ovens, combination oven, space for American style fridge freezer, integrated freezer, washing machine, tumble dryer and dishwasher and large inset sink with Quoker hot tap and water softener
- Separate cloakroom with wash hand basin set in a vanity unit and WC
- Three reception rooms: the main 24ft reception room includes four separate Orangery style reflective glass units with the four bifold doors fully opening on the patio which can be utilised as a single or French double doors opening onto the garden
- Reception room two includes a feature fireplace and bay windows overlooking the front drive
- Reception room three includes space for a 'ten seater' dining table and dual aspect with large bay window overlooking the front drive
- Five bedrooms: main bedroom has a large range of fitted wardrobes, dressing table, chests of drawers and en suite shower room. The en suite shower room has a range of fitted furniture, shower cubicle, wash hand basin set into a vanity unit, heated towel rail and WC
- Family bathroom with double ended bath, shower cubicle, wash hand basin set in a vanity unit, heated towel rail and WC
- Second en suite shower room with shower cubicle, pedestal wash hand basin, heated towel rail and WC
- Purchased 42 years ago and continually upgraded to meet all the needs of a growing family with a potential annexe
- Outside: Landscaped south facing garden offering easy maintenance with automatic watering system, two fixed gazebo areas (one for al fresco dining and a second one includes a hot tub). The garden is mainly laid to lawn with fence surround and side access

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 3 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: C COUNCIL TAX BAND: F

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.

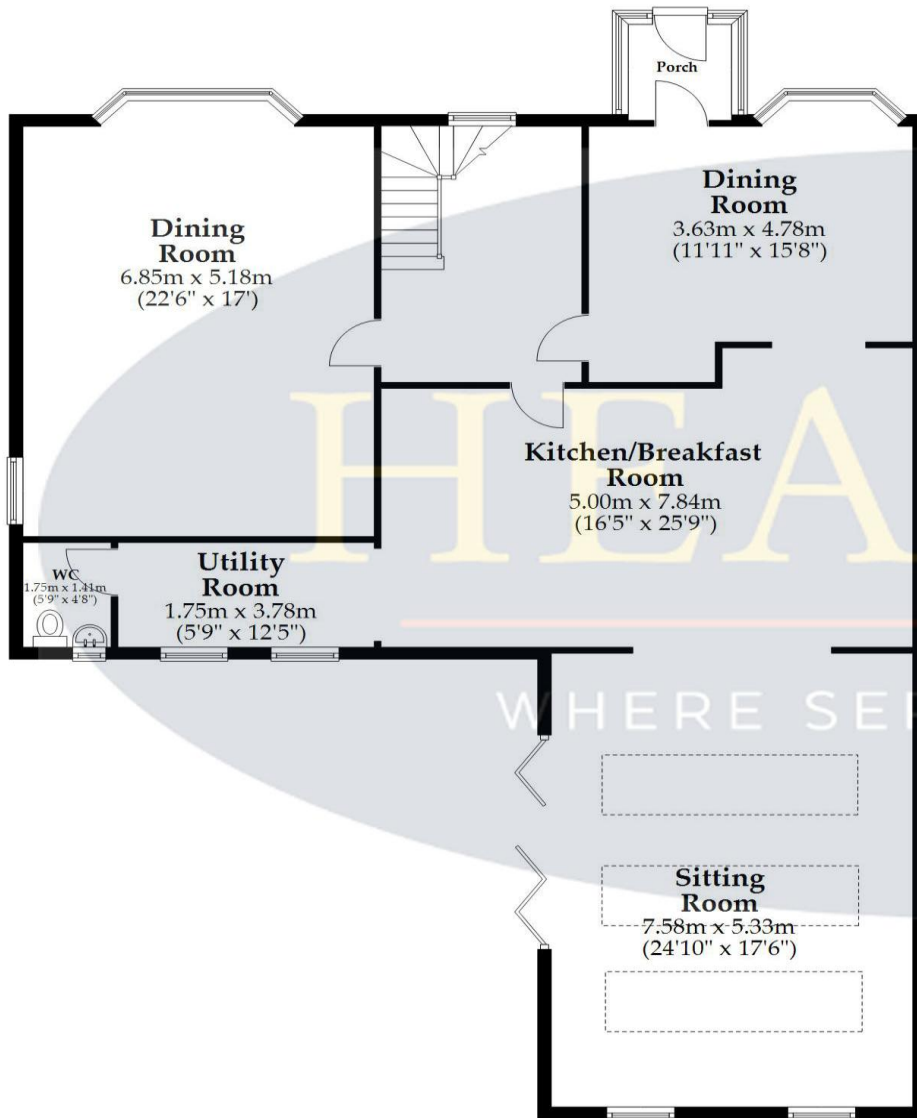




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

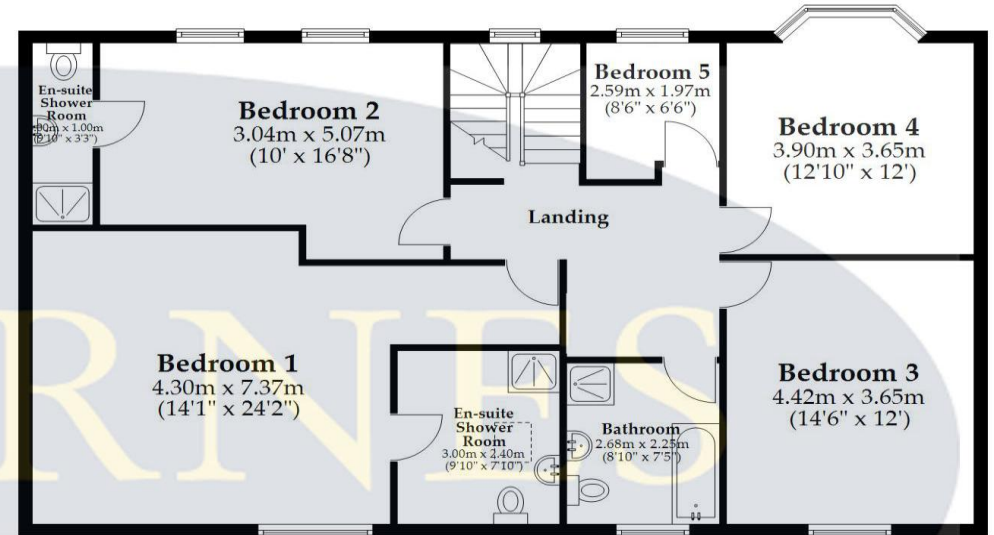
Ground Floor

Approx. 158.7 sq. metres (1708.4 sq. feet)



First Floor

Approx. 115.1 sq. metres (1239.3 sq. feet)



Total area: approx. 273.9 sq. metres (2947.7 sq. feet)

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







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