

An aerial photograph of a red brick house with a grey tiled roof and a small front porch. The house is surrounded by a brick wall and greenery. In the background, there are other houses and a large green hill under a clear blue sky.

HEARNES

WHERE SERVICE COUNTS

FOR SALE

**Wimborne
Dorset, BH21 4FA**

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FREEHOLD PRICE: £575,000

A well-presented four double bedroom, two bathroom detached family home with a generous size kitchen/diner, separate utility room, dual aspect sitting room, good size garden, garage and three parking spaces within easy reach of Wimborne town centre and surrounded by countryside walks.

- Entrance hall with Karndean flooring and understairs storage
- Spacious dual aspect sitting room
- Generous size dual aspect kitchen/diner finished in a range of matt grey units with complementary worktops, integrated fridge and dishwasher, 4 ring gas hob set on an island unit with chimney style hood, double oven and double-glazed French doors opening onto the garden
- Separate utility room with range of matt grey units with complementary worktops and plumbing for washing machine and tumble dryer
- Separate cloakroom with wall mounted wash hand basin and WC
- Four double bedrooms: three bedrooms with fitted wardrobes and one with en suite shower room
- En suite shower room with double shower cubicle, pedestal wash hand basin and WC
- Family bathroom with double shower cubicle, pedestal wash hand basin, WC and separate bath
- Outside: set on a generous size plot with a walled garden offering a high degree of privacy and a garage with parking for three cars

This home is set on the Award-Winning Bloor Homes Development approximately a mile from the town centre with a large sang area which has footpaths and benches plus access to the Horns Inn public house.

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.

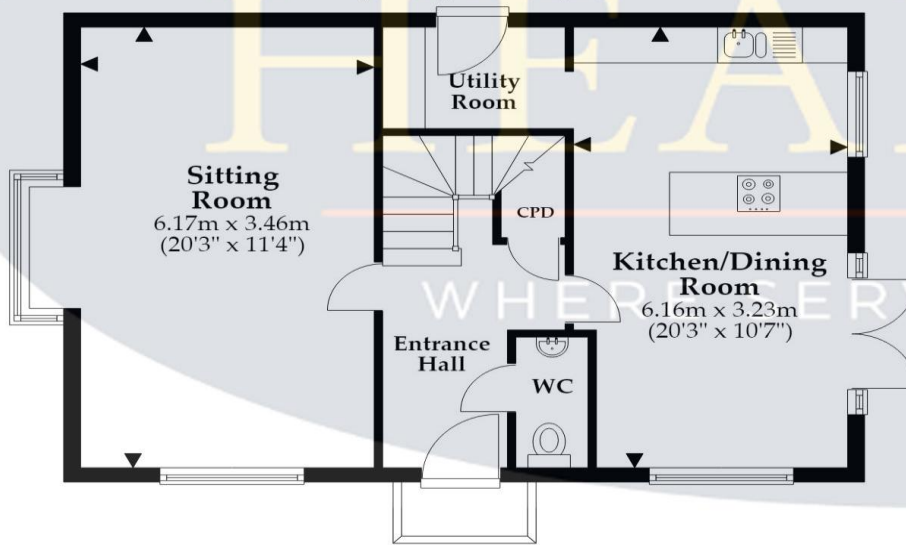






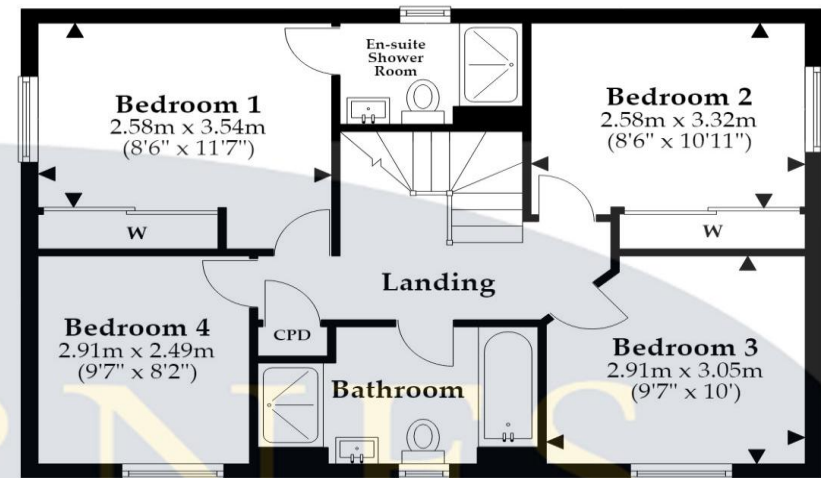
Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)
(excluding Storm Porch)



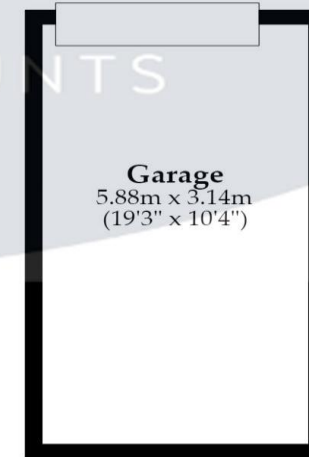
First Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 18.5 sq. metres (198.7 sq. feet)



Main area: Approx. 112.6 sq. metres (1212.2 sq. feet)
Plus garages, approx. 18.5 sq. metres (198.7 sq. feet)

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







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