HEARNES
WHERE SERVICE COUNTS
Wimborne, Dorset, BH21 4GA

Wimborne, Dorset, BH21 4GA

FREEHOLD PRICE £565,000

A superb brand new Bloor home offering beautifully designed accommodation throughout featuring four well-proportioned bedrooms including an impressive main bedroom with built in wardrobe and luxury fitted en suite. The property boasts a generous size kitchen/dining area perfect for modern family living and entertaining with a useful utility room and a spacious sitting room providing an ideal space for relaxation.

Externally, the home benefits from off-road parking and a garage all set within a desirable new Bloor development.

- Entrance hallway with storage cupboard and cloakroom
- Spacious kitchen/dining room with utility room and French door to garden
- Good size sitting room enjoying a dual aspect
- Four bedrooms: main bedroom with built in wardrobes and luxury en suite shower room
- Family bathroom with separate shower cubicle
- Double glazing and gas heating and NHBC warranty
- Outside: off-road parking leading to garage and rear garden with patio leading to lawn area.

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

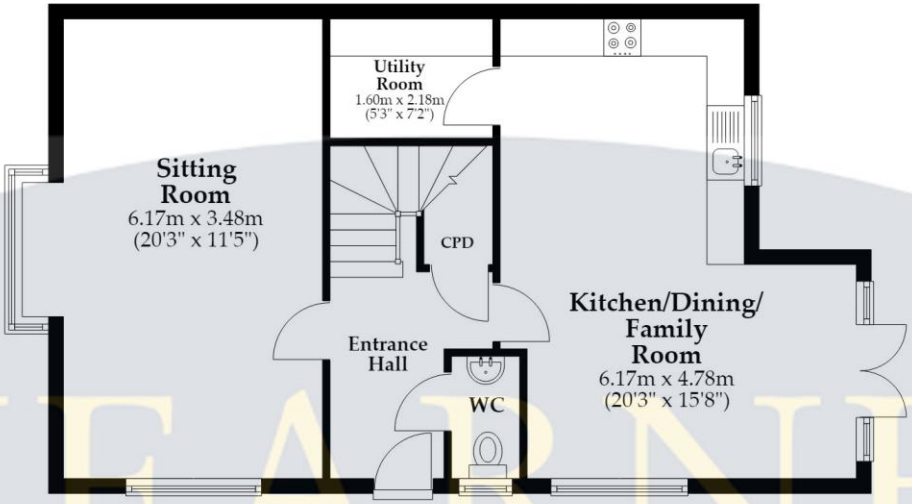
EPC RATING: A

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

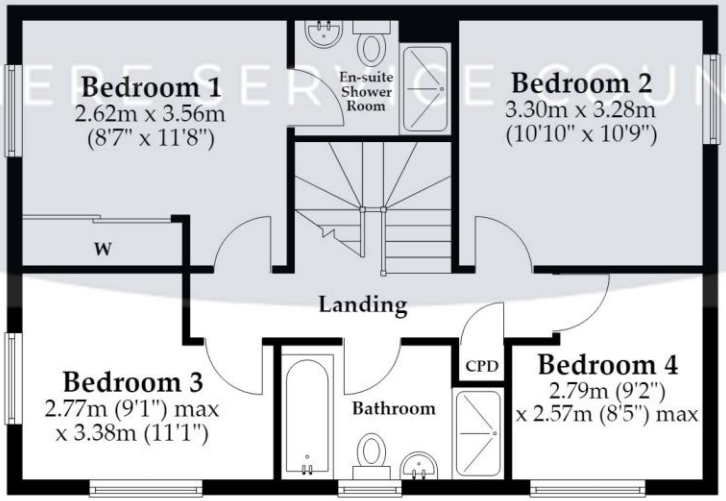
Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.3 sq. feet)



Total area: approx. 117.7 sq. metres (1267.4 sq. feet)

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

LJT Surveying

HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD