
TOWN CENTRE
HEARNES
WHERE SERVICE COUNTS
FOR SALE
Wimborne
Dorset, BH21 4FH

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FREEHOLD PRICE: £495,000

A spacious three double bedroom, two bathroom detached family home with generous size kitchen/dining/family room overlooking the garden, separate sitting room, garage and off-road parking set on the Award-Winning Bloor/Bellway Development and within less than half a mile from the town centre.

- Entrance hall with parquet style flooring which flows through to the kitchen area
- Kitchen/diner with double glazed French doors opening onto the patio and finished with a range of matt white units and complementary quartz worktops, integrated fridge/ freezer, dishwasher and two large storage cupboards
- Separate utility room with matching units and complementary quartz worktop and space for Integrated washing machine
- Cloakroom with pedestal wash hand basin and WC
- Dual aspect sitting room with plantation shutters and countryside views
- Landing with loft access
- Three double bedrooms, all with plantation shutters and two with built-in wardrobes. Main bedroom with views and en suite shower room with Mira digital shower, pedestal wash hand basin and WC
- Family bathroom with shower over the bath, pedestal wash hand basin and WC
- Outside: The garden is part walled and part fenced and mainly laid to lawn with a large patio ideal for al fresco dining. Garage with power and light and off road parking for two cars

The property is ideally situated just a short distance from Wimborne town centre which offers a charming selection of independent coffee shops, retail outlets, restaurants and cafés, as well as the popular Art Deco Tivoli Theatre. Waitrose is also conveniently located nearby, providing easy access to everyday shopping needs. The area is well served by a range of reputable schools with the property falling within the catchment areas of several well-regarded educational establishments making it an appealing location for families and those seeking a convenient lifestyle close to local amenities.

COUNCIL TAX BAND: E EPC RATING: C

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.
















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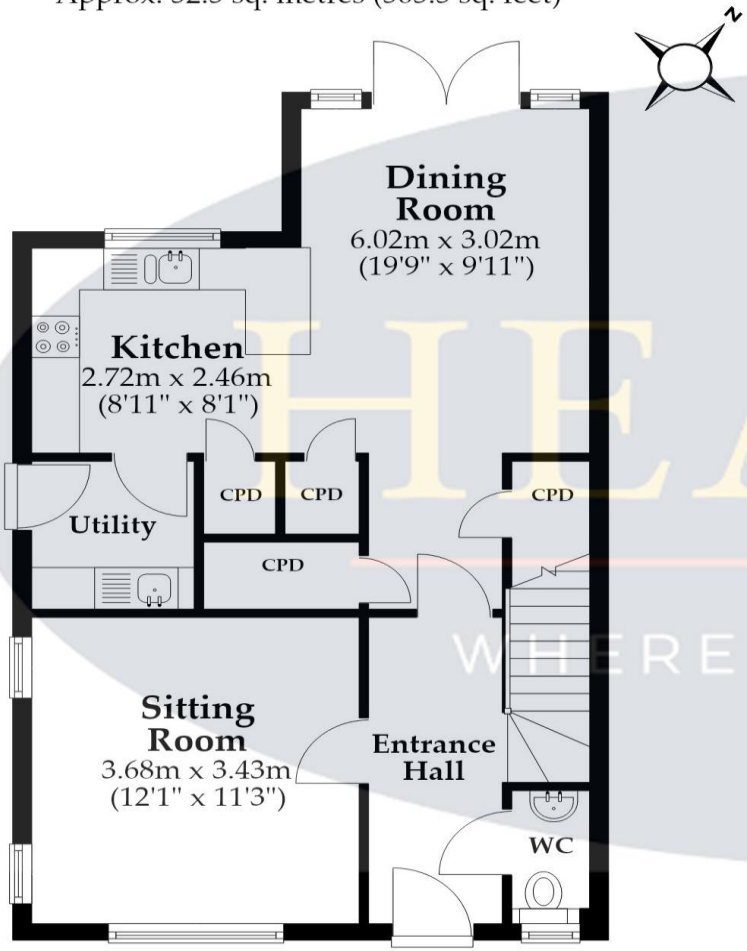

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Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

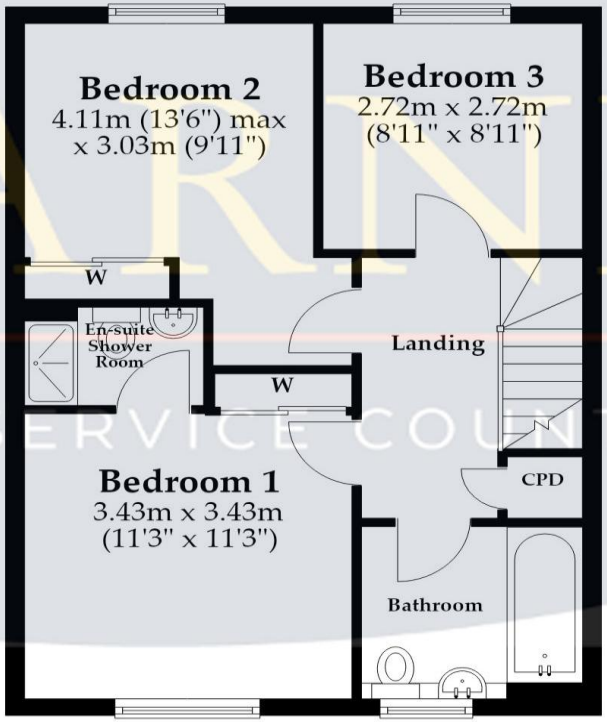
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



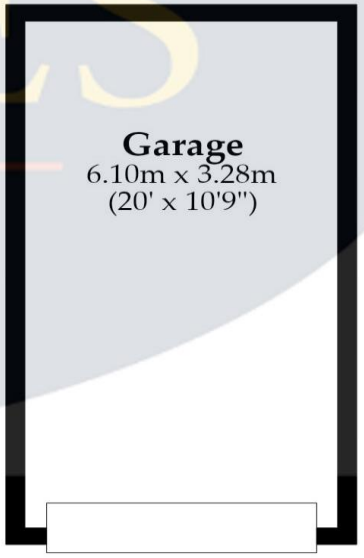
First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Garage

Approx. 20.0 sq. metres (215.0 sq. feet)



Main area: Approx. 100.0 sq. metres (1076.4 sq. feet)

Plus garage, approx. 20.0 sq. metres (215.0 sq. feet)

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

LJT Surveying

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