



FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1NJ**

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FREEHOLD PRICE: £600,000

A deceptively spacious detached family home offering three double bedrooms two reception rooms and two bathrooms with kitchen/breakfast room, sun conservatory, off-road parking and garage and the rear garden backing onto Redcotts park, situated within a short walk of the town centre. NO FORWARD CHAIN.

- Large entrance hallway with cloakroom
- Spacious sitting/dining room with inset wood burner, glazed door to study and French doors to conservatory
- Separate study with front aspect
- Good size sun conservatory with door to rear garden
- Kitchen/breakfast room with range of base and eye level units with quartz worktops and inset five ring gas hob with extractor fan over, adjacent oven and grill, integrated dishwasher and space for American fridge freezer and washing machine, breakfast bar, dual aspect and door to outside
- Three double bedrooms
- Main bedroom with bay window overlooking the rear garden and park
- En suite bathroom with bath, separate shower cubicle, floating wash hand basin, WC and fully tiled walls and flooring
- Family bathroom with bath and electric shower over, enclosed WC and wash hand basin with cupboard below, fully tiled
- Double glazing and gas heating
- Outside: off road parking and large garage, side access and gate to rear garden with decking area and good size lawn enclosed by panel fencing and backing onto Redcotts park with access gate

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.

COUNCIL TAX BAND: E EPC RATING: E

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.

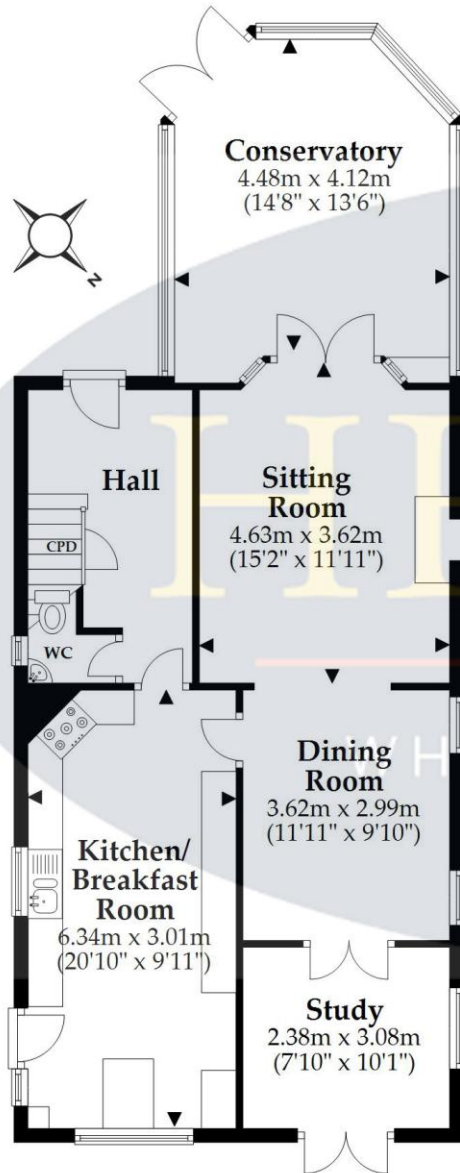


New shower purchased and included in sale for new owner to fit



Ground Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



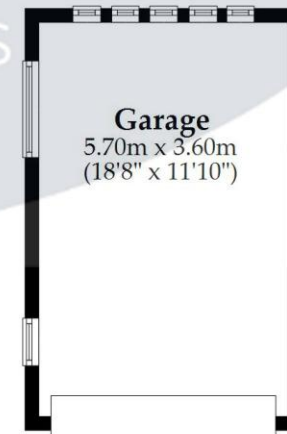
First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Garage

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 171.1 sq. metres (1842.0 sq. feet)

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





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