

HERE SERVICE COUNTS

Wimborne Dorset, BH21 7NG

## Wimborne, Dorset, BH21 7NG FREEHOLD PRICE GUIDE: £550,000 - £570,000

A well proportioned five bedroom, two bathroom and three reception room detached chalet style bungalow with landscape garden and an annexe with separate entrance located on a private unmade road. NO FORWARD CHAIN.

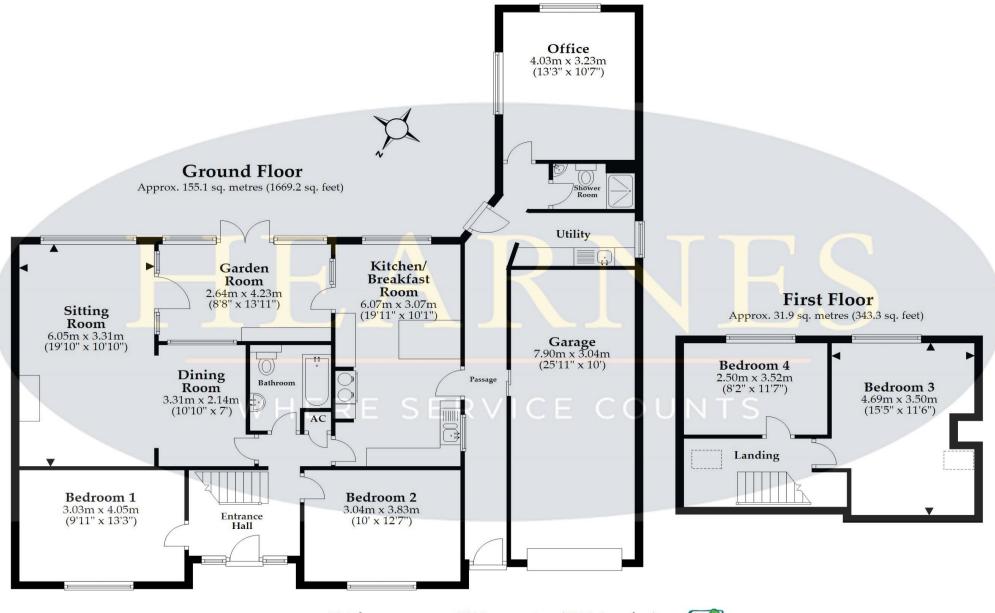
- Generous size entrance hall
- Kitchen/diner with a range of oak units and complementary worktops, oil fire AGA and views over the garden
- Spacious 'L' shaped sitting room/diner with feature fireplace and views over the garden
- Two double bedrooms on the ground floor
- Ground floor family bathroom with shower over bath, wash hand basin set in a vanity unit and a WC
- Sun room with tiled floor and garden views
- Two further bedrooms on the first floor, both with garden views
- Annexe with own separate access with a utility room, shower room, double bedroom adjoining to large garage that could be converted into more rooms
- Rear garden with large range of mature shrubs and trees

This property is located with equal distance between Wimborne and Ferndown, both of which are well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

## COUNCIL TAX BAND: E EPC RATING: F

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Total area: approx. 187.0 sq. metres (2012.6 sq. feet) This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood LJT SURVEYING

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

