



HEARNES
WHERE 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

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





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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

