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**Wimborne
Dorset, BH21 3AG**

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FREEHOLD PRICE £635,000

A well-proportioned four double bedroom, two reception and two bathroom detached family home set on an elevated plot including 16 solar panels, 'A' rated double glazing, open plan kitchen/living/dining room, private rear garden, garage and off road parking for two cars.

- Porch with tiled flooring, ideal for coats and shoes
- Generous size entrance hallway with slate tiling
- Cloakroom with wall mounted wash hand basin and WC
- Second reception room currently used as a gymnasium
- Dual aspect light and airy sitting room with feature gas fireplace
- A generous size open plan kitchen/living/dining room with bifolding doors opening onto the decking
- The kitchen is finished in a range of high gloss sea foam blue units including an AEG double oven, microwave/grill and steam oven, five ring gas hob and hood, integrated dishwasher and larder fridge, pan draws and pull-out larder with a complimentary quartz and wood worktop with breakfast bar
- Separate utility room with space for washing machine, tumble dryer, free standing freezer and wash hand basin
- Generous size landing with loft access
- Four double bedrooms all with space for free standing wardrobes
- The main bedroom with built in furniture overlooks the garden and has a wet room
- Wet room with walk in shower, pedestal wash hand basin, WC and heated towel rail
- Family bathroom with 'P' shaped bath with shower over, WC, heated towel rail and wash hand basin set in to a vanity unit
- Also included are 16 solar panels and a 9.5 kw battery which reduced the gas and electricity bill to £36 last year.
- Outside: This home is set on an elevated plot and is not overlooked at the front or rear. The rear garden has been landscaped with a large, decked area ideal for alfresco dining and a large area at the side

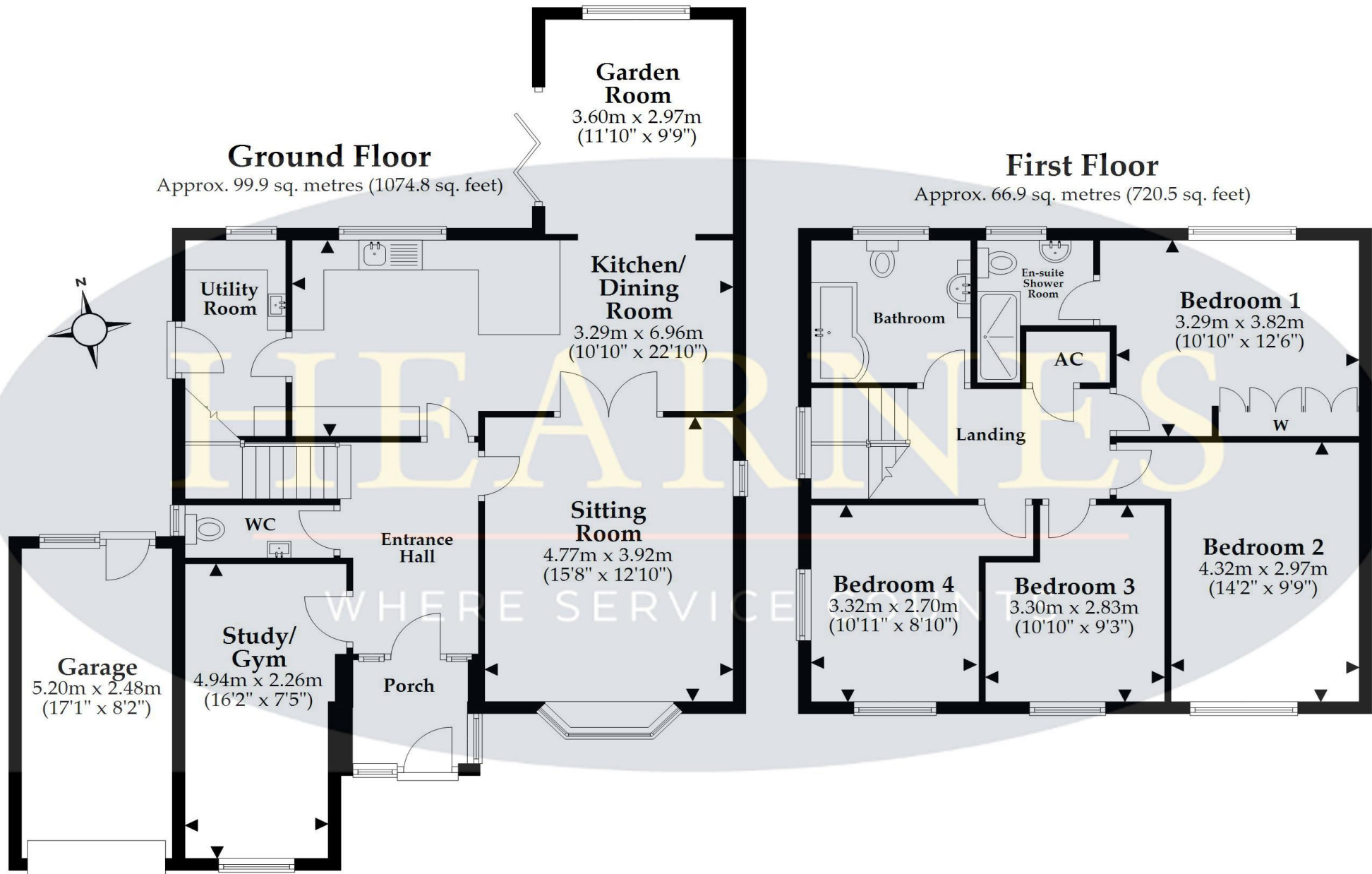
This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: A COUNCIL TAX BAND: F

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.





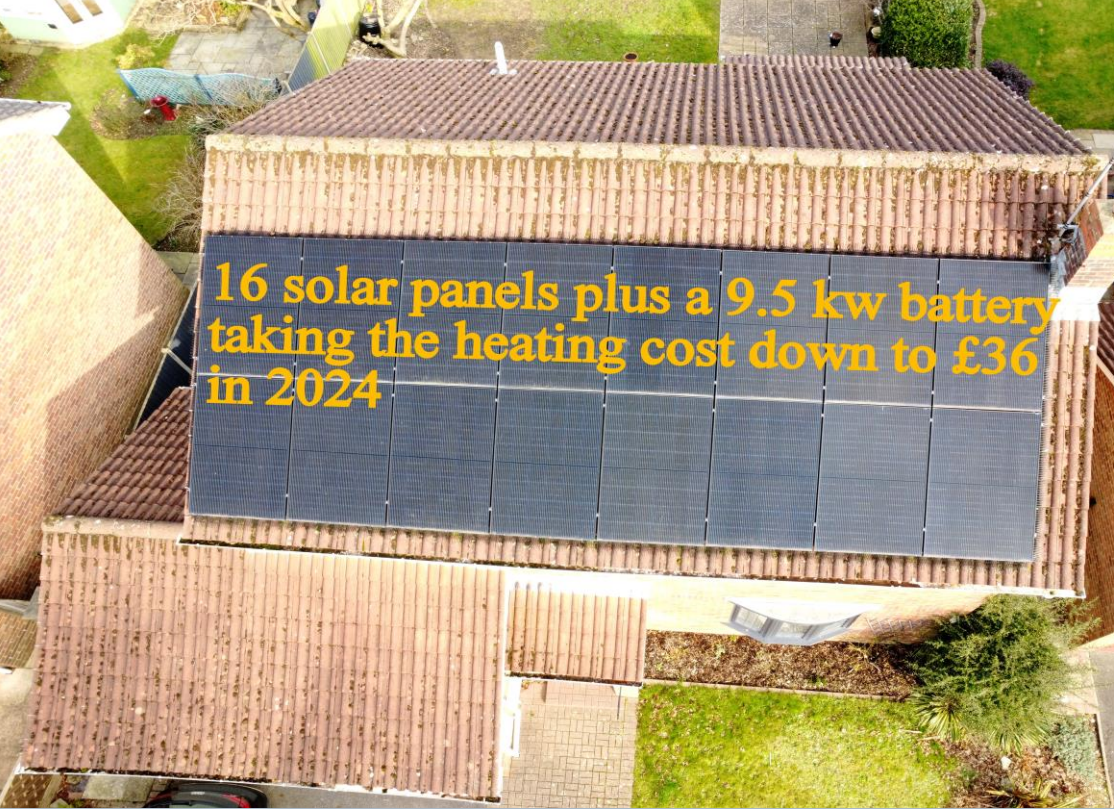


Total area: approx. 166.8 sq. metres (1795.3 sq. feet)

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







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