



Wimborne
Dorset, BH21 2AU

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FREEHOLD PRICE GUIDE: £425,000

A well presented and deceptively spacious four bedroom, two reception room semi detached home with versatile accommodation on a good size plot with ample off road parking.

- Large tiled entrance hallway with under stairs cupboard
- Spacious sitting room enjoying a dual aspect with double glazed patio door overlooking the garden
- Superb open plan kitchen/lifestyle room. Kitchen with range of base and eye level units with pan drawers, space for appliances and range cooker with extractor fan over, space for table and chairs and sofas, square arch to sitting room
- Playroom/study off the sitting room with French doors to garden, connecting door to shower
- Modern shower room with double shower cubicle, vanity unit with wash hand basin, WC and heated ladder style towel rail
- Snug/bedroom four with open fireplace and front aspect window with connecting door to shower room
- Three good size bedrooms upstairs, main bedroom with stripped wood flooring enjoying a dual aspect
- Double glazing and gas heating
- Outside: Tarmac driveway giving ample off road parking. The front garden laid to lawn with pathway to front door enclosed by high hedging and tree border. The rear garden is of a good size with patio area and large lawn with shrub and tree borders and garden shed

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately 2 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: D

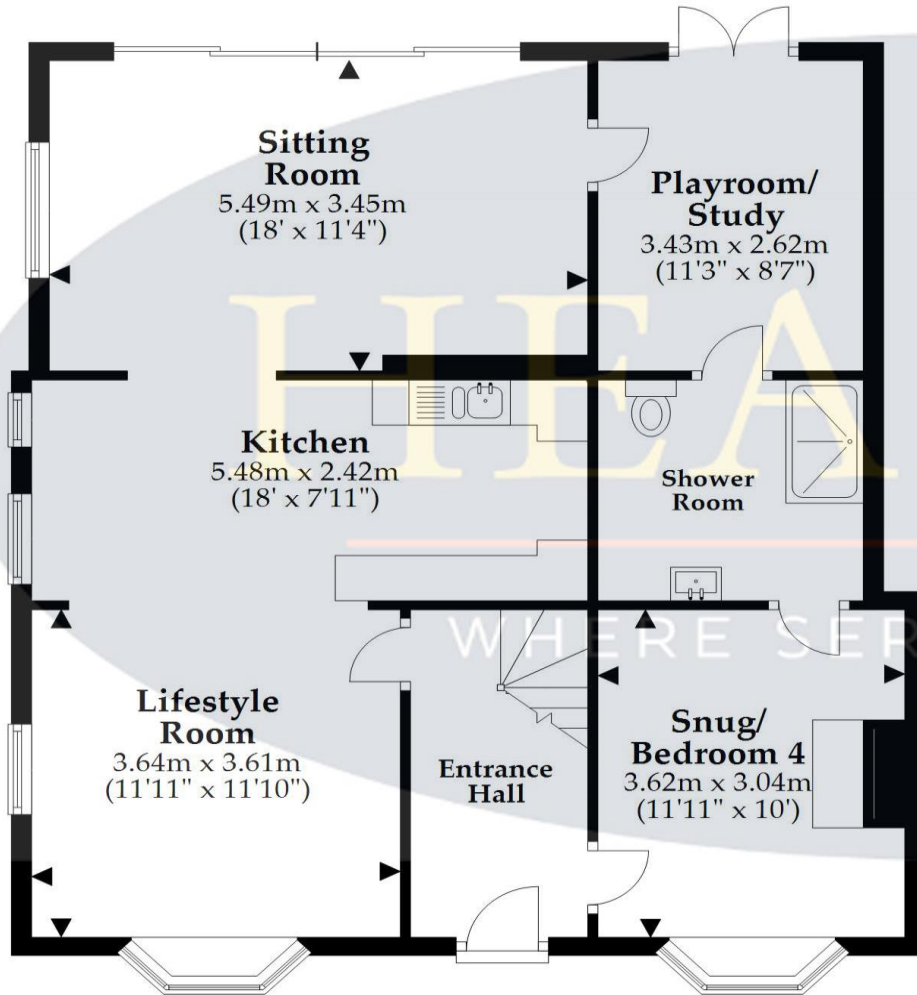
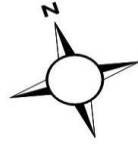
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





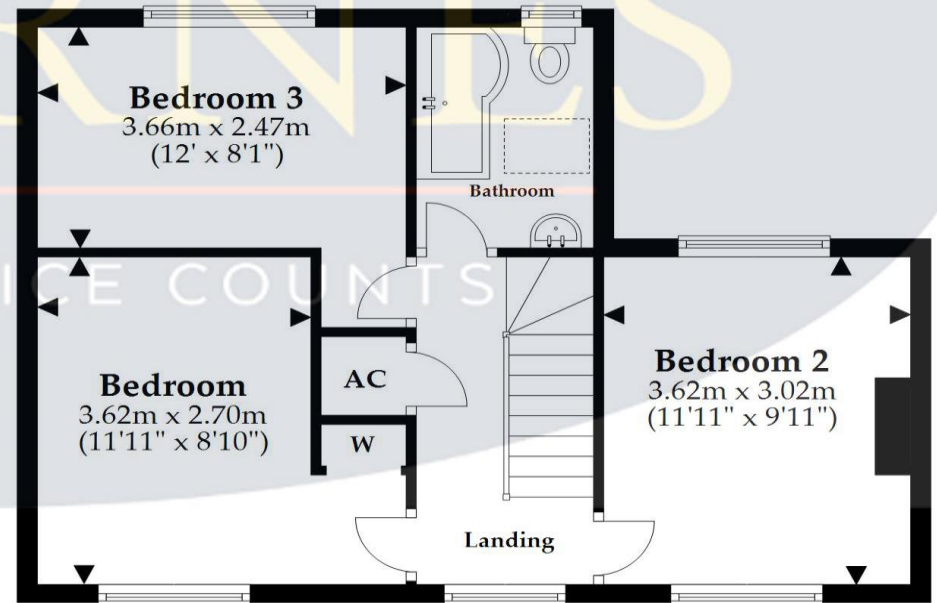
Ground Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



Total area: approx. 126.7 sq. metres (1363.7 sq. feet)

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







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