



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4EX**

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FREEHOLD PRICE: £425,000

A spacious three bedroom, two bathroom semi detached home boasting off road parking and garage nestled within the Award-winning Bloor Development and conveniently located approximately a mile from the town centre.

- Quality Amtico wood effect flooring throughout ground floor accommodation
- Feature fitted wooden white shutters to most windows
- Entrance hallway with space for cloaks, door off to modern cloakroom with WC and wash hand basin
- Attractive sitting room with feature square bay window
- Spacious kitchen/breakfast room with range of base and eye level units and complementary worktops, inset halogen hob with extractor fan over, built in double pyrolytic smart microwave oven, integrated dishwasher and fridge freezer, space for table and chairs, French door to garden
- Utility area with base units and worktops, space for washing machine and tumble dryer
- First floor landing with boarded loft and pull down ladder
- Three good size bedrooms
- Main bedroom with built in mirror fronted wardrobe and en suite shower room
- Family bathroom with modern three piece suite and shaver point, part tiled walls
- Outside: Driveway gives off road parking leading to oversize detached garage with pitched roof and eaves storage. The rear garden has Indian Sandstone patio areas with lawn and railway sleepers, clumping non-invasive bamboo screening to one side and to the rear a summerhouse

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 in close proximity where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

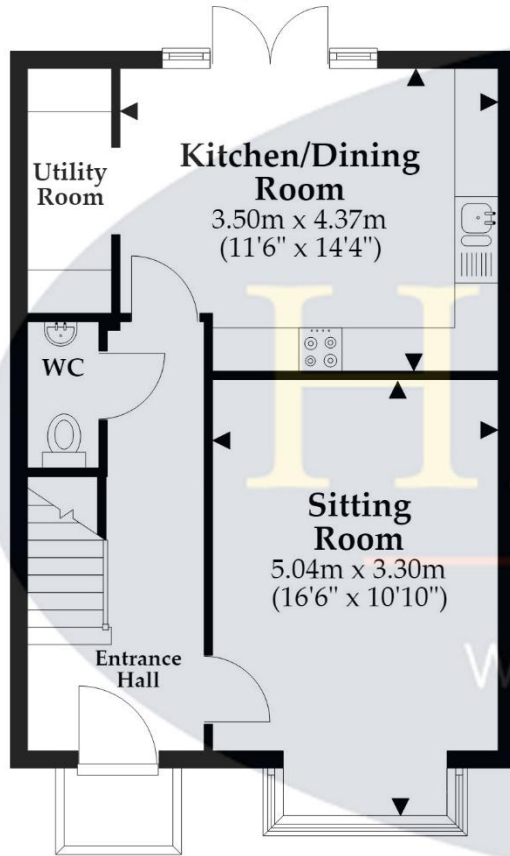
COUNCIL TAX BAND: D EPC RATING: B

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.



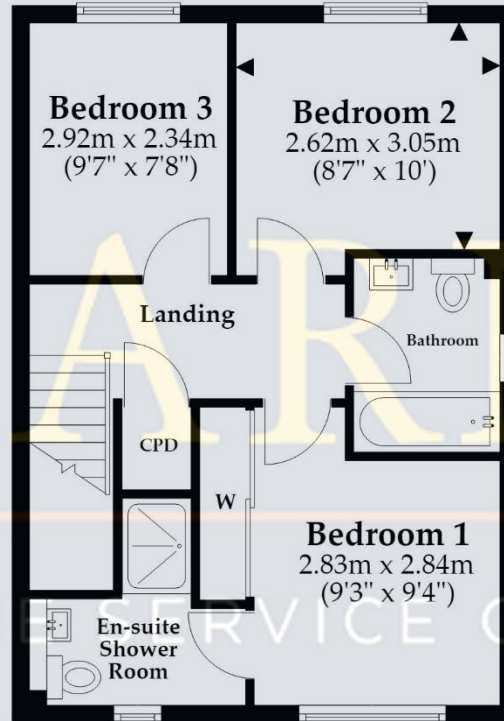
Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)
(excluding Storm Porch)



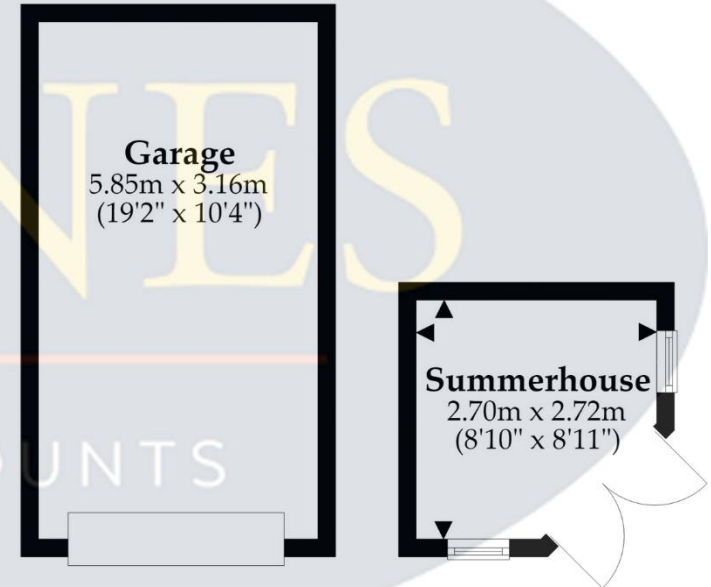
First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



Outbuildings

Approx. 25.0 sq. metres (268.9 sq. feet)



Main area: Approx. 87.6 sq. metres (943.1 sq. feet)

Plus outbuildings, approx. 25.0 sq. metres (268.9 sq. feet)

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



