



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1QH**



# Wimborne, Dorset, BH21 1QH

## FREEHOLD PRICE: £575,000

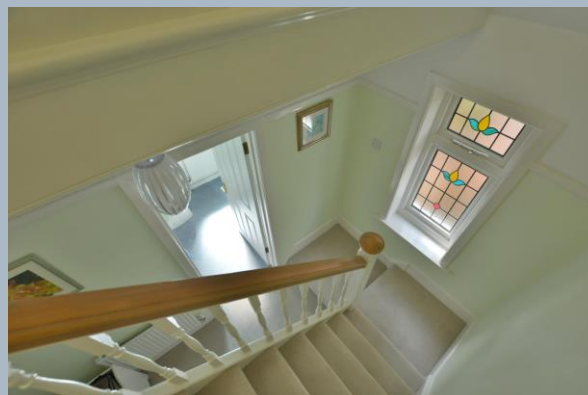
A well presented and spacious three double bedroom chalet style detached home with superb kitchen/conservatory area situated on an elevated corner plot with ample off road parking and double garage.

- Entrance storm porch leading to spacious entrance hallway
- Large sitting room with two feature bay windows enjoying views towards Wimborne
- Modern kitchen with range of base and eye level units with complementary worktops, inset four ring gas hob and electric oven and grill, space for dishwasher, washing machine and fridge/freezer
- Connecting conservatory provides space for table and chairs with door to garden
- Downstairs shower room with shower cubicle, wash hand basin and WC
- Two ground floor double bedrooms, bedroom two with feature bay window and bedroom three with fitted wardrobes
- First floor impressive main bedroom with fitted wardrobes and storage in the eaves
- Modern bathroom with bath and shower attachment, wash hand basin and WC
- Double glazing and gas heating
- Elevated position enjoying views towards Wimborne
- Outside: The front garden is tiered with well established mature shrubs and plants with steps leading to the front porch. A path and garden wrap round the side of the property to the rear garden that is mainly laid to patio, again with mature and established flower and shrub borders with pergola and gazebo providing ideal area for al fresco dining. There is then a greenhouse and shed. To the rear of the property ample off road parking can be found leading to double garage

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 within 1.8 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E                      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.



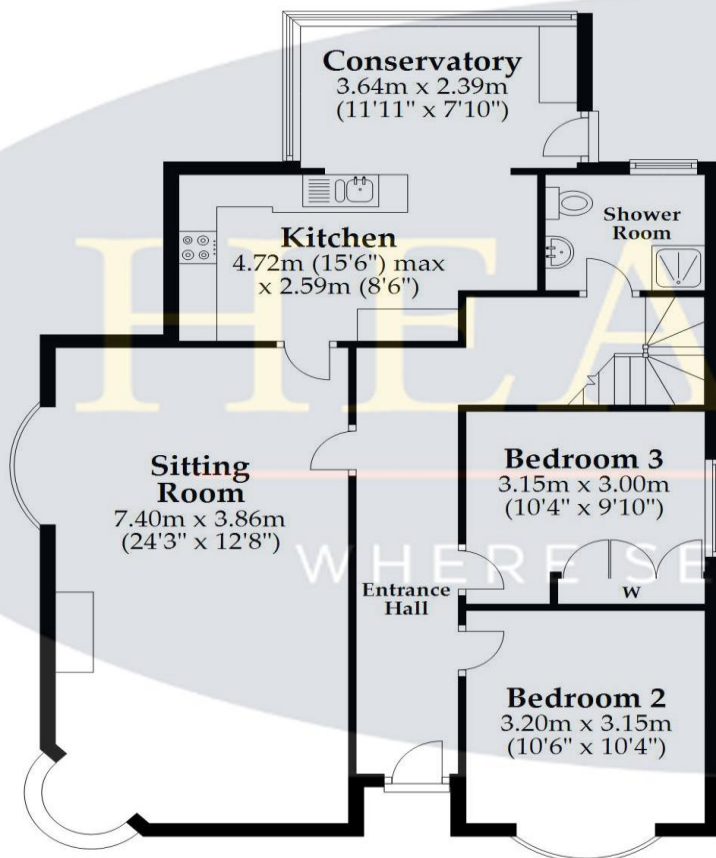




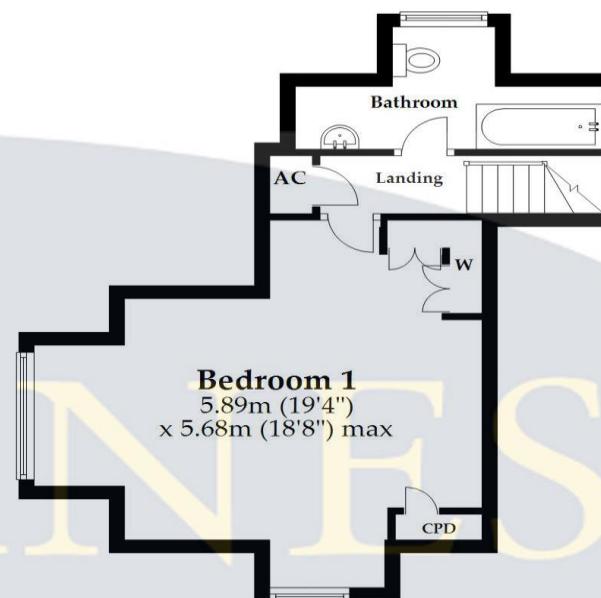


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

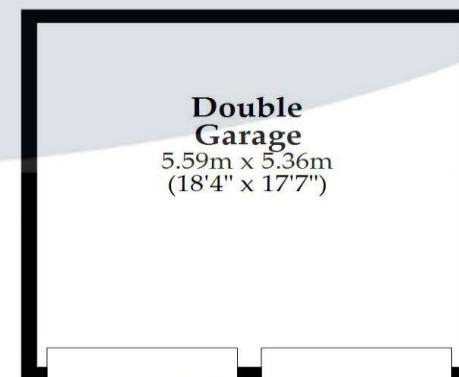
## Ground Floor



## First Floor



## Garage



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







Wimborne



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[www.hearnes.com](http://www.hearnes.com)

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