



# HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1EP

# Wimborne, Dorset, BH21 1EF

## FREEHOLD PRICE: £725,000

A splendid four bedroom, two bathroom detached family home with generous size garden, off road parking for two cars and a garage set just off the main avenue with views of the Minster as you walk into the town centre.

- Good size entrance hall with storage cupboard and Porcelanosa tiled floor which continues through all bathrooms, cloakroom and kitchen/diner
- Cloakroom with wash hand basin and WC
- Kitchen/diner set across the rear of the property overlooking the garden. The kitchen is supplied by local Wimborne based company, Living Interiors and is finished in matt grey with complementary Quartz worktops, range of Neff appliances including an integrated dishwasher, washing machine, fridge freezer and double oven
- Generous size sitting room with feature fireplace and large bay window overlooking the cul de sac
- Four well proportioned bedrooms. The main bedroom has built in wardrobes and luxury en suite shower room with double shower, wash hand basin set in a vanity unit, WC and heated towel rail
- Luxury family bathroom with Porcelanosa tiled floor, bath with shower over, wash hand basin set into a vanity unit, WC and heated towel rail

Wyatt Homes are a local Award-winning bespoke builder who have been building homes in Dorset for over 30 years at the luxury end of the market with great attention to detail. This site has been years in the planning and Rivers Edge is their premier site offering a range of beautifully designed homes with a thought back to the 19<sup>th</sup> century set on a riverside location in the town centre with a riverside coffee house and stunning views.

COUNCIL TAX BAND: TBC      EPC RATING: TBC

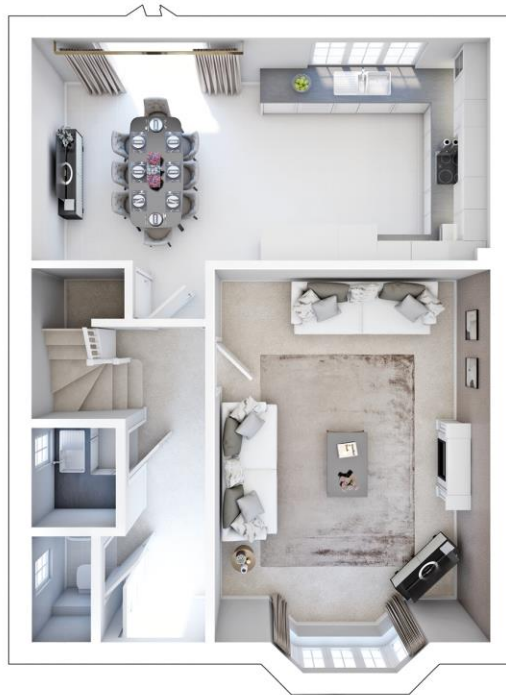
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





# The Osmington

## Plot 164



### Ground Floor

Kitchen/Dining	6.93m x 3.54m	22'9" x 11'8"
Living Room	5.94m x 4.17m	19'6" x 13'8"



### First Floor

Main Bedroom	4.34m x 3.12m	14'3" x 10'3"
Bedroom 2	3.55m x 3.06m	11'8" x 10'0"
Bedroom 3	3.36m x 3.06m	11'0" x 10'0"
Bedroom 4	2.47m x 2.40m	8'1" x 7'10"

Total Floor Area: 135m<sup>2</sup> 1,449ft<sup>2</sup>



**RIVERS EDGE**  
WIMBORNE MINSTER





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