



Wimborne, Dorset, BH21 2DJ

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## FREEHOLD PRICE: £435,000

A well presented and deceptively spacious four bedroom two bathroom semi detached home in a sought after small development of five houses with sun balcony and off road parking.

- Entrance with door off to large cloakroom with wash hand basin and WC
- Spacious hallway with under stairs cupboard with double doors to sitting/dining room
- Generous size sitting/dining room enjoying floor to ceiling window and door and further French doors to terrace patio garden
- Kitchen with range of base and eye level units with complementary granite worktops, inset range cooker with extractor hood over, integrated dishwasher and built in fridge, rear aspect window overlooking garden
- Separate utility room with sink and worktop, space and plumbing for washing machine, tumble dryer and freezer
- Under floor heating to the ground floor
- Four good size bedrooms
- Main bedroom with modern en suite shower room and door onto 'jack and jill' sun balcony shared with bedroom two
- Family bathroom with white three piece suite
- Double glazing and gas heating, feature wood effect flooring through hallway and sitting/dining room
- The development is accessed via wrought iron gates leading to allocated parking space and additional visitor space shared with neighbour
- The gardens are to both front and rear with south facing front garden having a superb sun terrace enclosed by panel fencing and mature shrubs and hedging. The rear garden has brick paviour patio ideal for al fresco dining. The garden has a micro clover lawn with flower and shrub borders

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

COUNCIL TAX BAND: D      EPC RATING: C

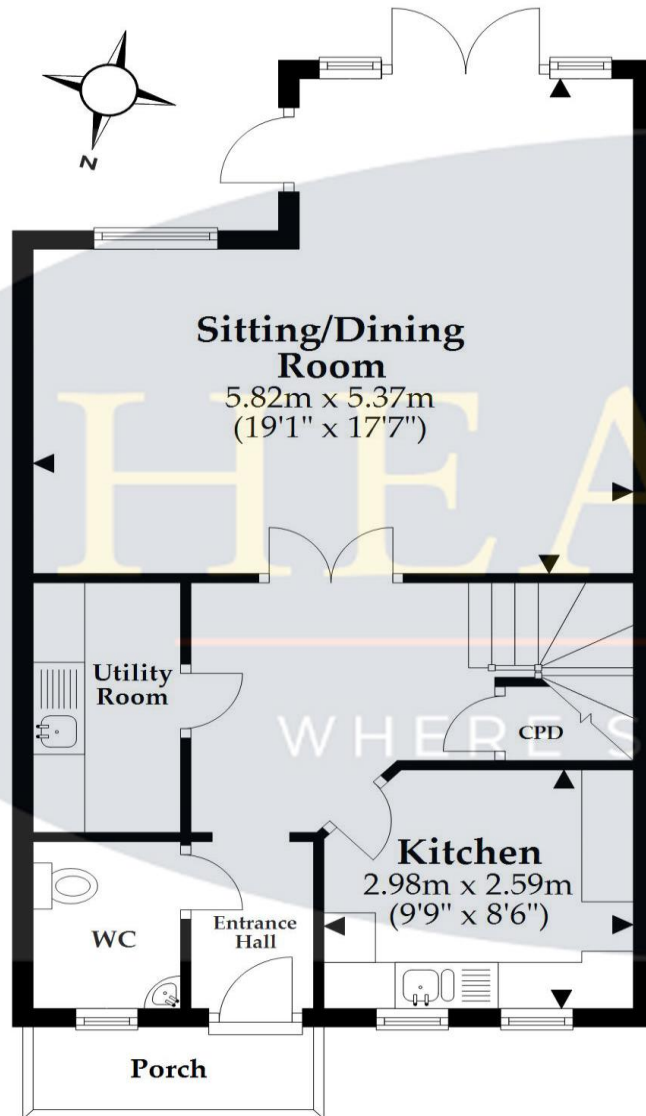
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





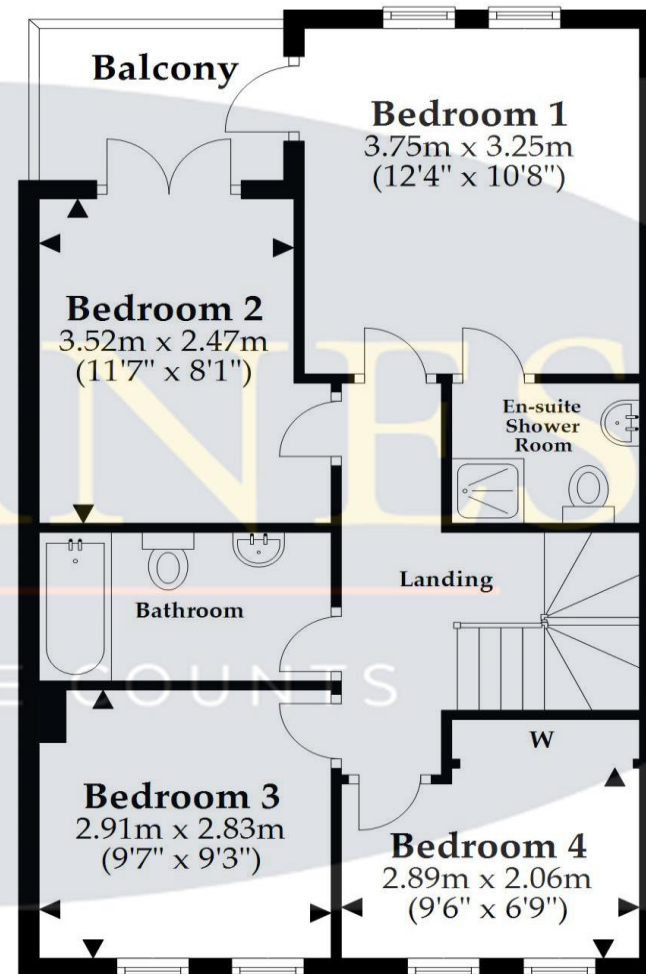
## Ground Floor

Approx. 54.0 sq. metres (580.7 sq. feet)



## First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

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





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