



**Wimborne**  
**Dorset, BH21 4FA**

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## FREEHOLD PRICE: £520,000

An attractive and immaculately presented detached family home offering four good size bedrooms, stunning kitchen/dining room with utility room, luxury fitted bathroom and en suite shower room. The property has a landscaped rear garden with off road parking and garage situated in a quiet residential location within approximately 1 mile from the town centre.

- Spacious entrance hallway with under stairs storage cupboard
- Modern cloakroom with wash hand basin, WC and half tiled walls
- Generous size sitting room with feature square bay window
- Stunning kitchen/dining room comprising base and eye level units with stone worktops, inset Bosch electric hob with extractor fan over, brick tiled splash back, space for large table and chairs and sofa, rear aspect window and French doors to patio and garden
- Separate utility room with space for washing machine and additional fridge/freezer, stone worktop with matching built in cupboards with shelving and housing the gas boiler
- Four good size bedrooms
- Main bedroom and bedroom two having built in mirror fronted wardrobes
- Luxury en suite shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Superb family bathroom with bath and shower over, vanity unit with wash hand basin, WC fully tiled walls and flooring, inset mirror, ladder style heated towel rail and shaver point
- Double glazing and gas heating
- Outside: Tarmac driveway giving off road parking for a number of cars leading to garage with up and over door
- Landscaped rear garden with patio area leading to lawn with flower, shrub and tree borders enclosed by panel fencing

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

COUNCIL TAX BAND: E 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.

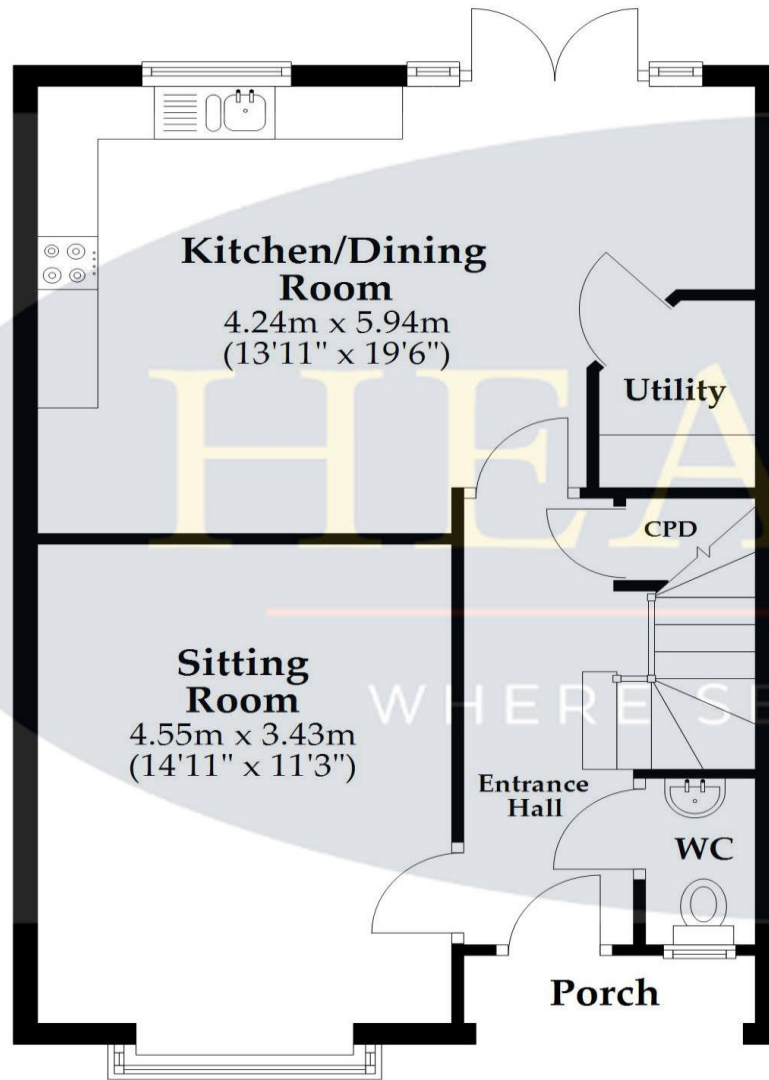




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

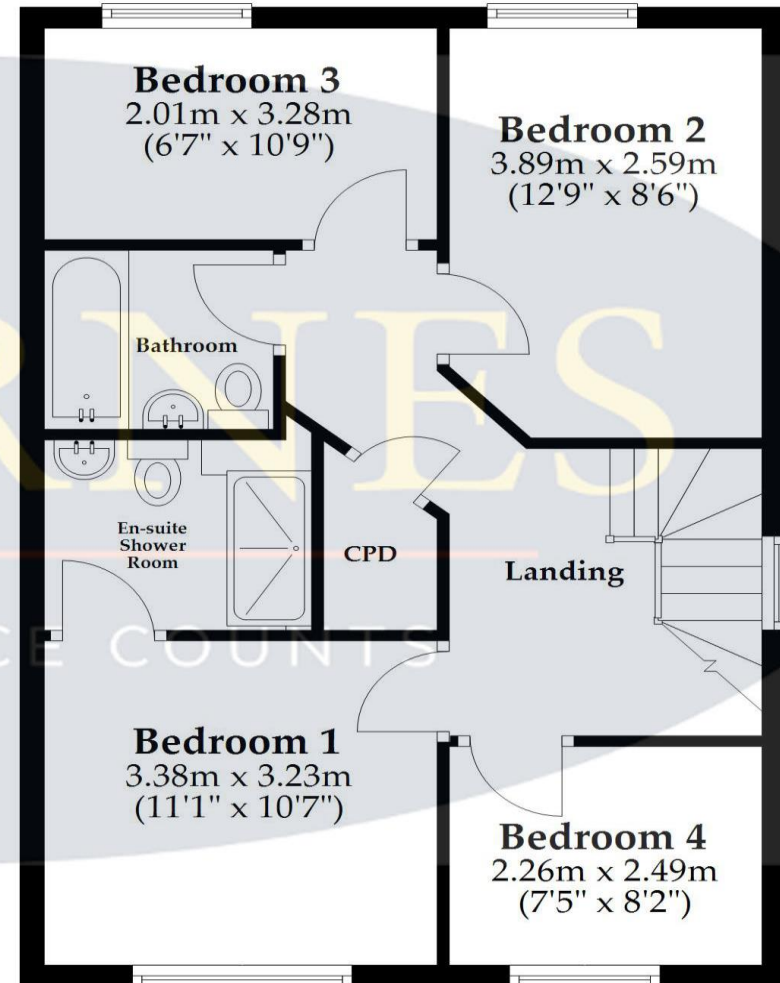
## Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Total area: approx. 105.2 sq. metres (1132.5 sq. feet)

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





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