



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2PG**

Wimborne, Dorset, BH21 2PG

FREEHOLD PRICE: £750,000

A substantial spacious four double bedroom, three reception room, two bathroom detached family home offering over 2,000 sq feet of accommodation with double garage and off road parking for three cars set on an elevated and generous size plot approximately half a mile from Wimborne town centre.

- Generous size reception hall with storage cupboard and access to double garage
- Kitchen with range of light oak units and complementary worktops with pullout table, integrated dishwasher and fridge freezer, pullout larder, double oven and chimney style extractor hood, four ring gas hob, double glazed door opening onto patio
- Large twin aspect sitting room with feature fireplace and double glazed patio doors opening onto large patio
- Snug/office with patio doors opening onto patio
- Dining room with views over the front aspect
- Cloak room with wall mounted wash hand basin and WC
- Landing with loft access
- Four good size double bedrooms, two with garden views
- Main bedroom with fitted wardrobes and en suite bathroom with bath and electric shower over, pedestal wash hand basin and WC
- Spacious family bathroom with separate shower cubical, bath, pedestal wash hand basin and WC
- Double garage with electric up and over door, power and light
- Outside: The property is set back from the road with garage and off road parking for three cars with access to the side via double gates. The south west facing garden has been landscaped with a range of plants and shrubs and greenhouse

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: G EPC RATING: D

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.

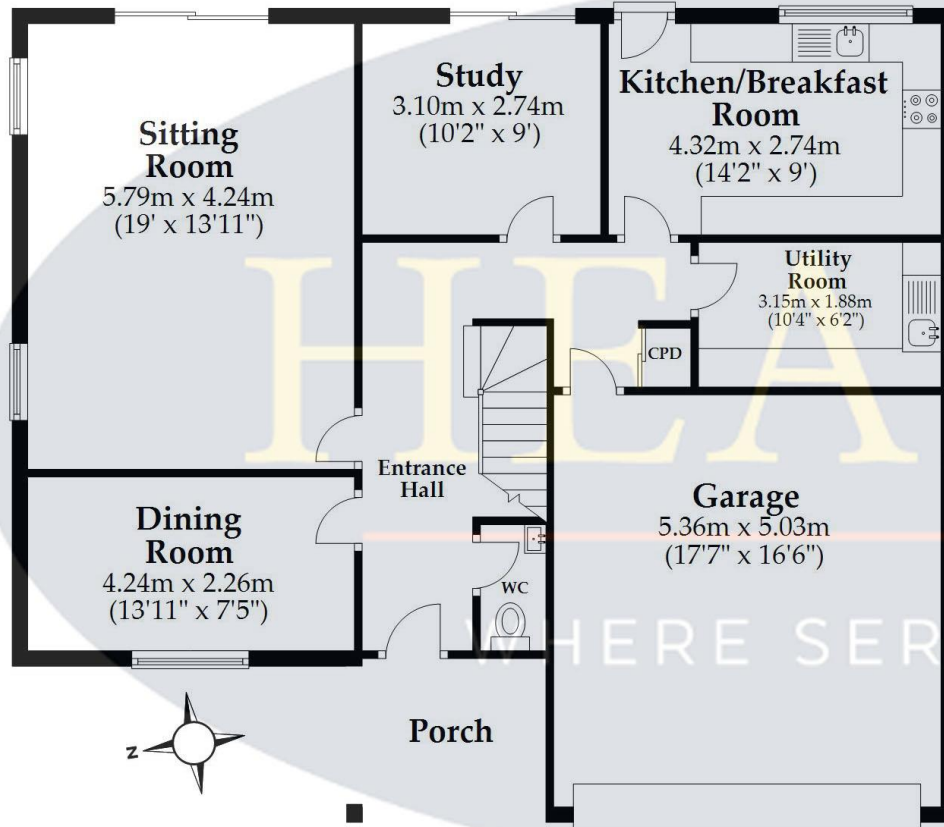




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

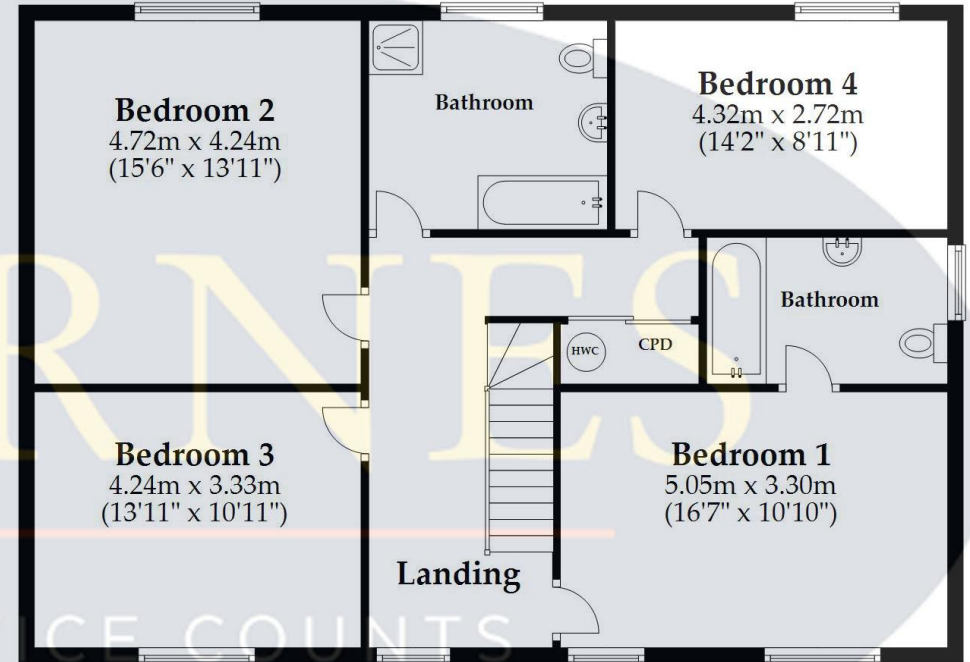
Ground Floor

Approx. 111.8 sq. metres (1203.2 sq. feet)



First Floor

Approx. 96.6 sq. metres (1039.8 sq. feet)



Total area: approx. 208.4 sq. metres (2243.0 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD