



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne**  
**Dorset, BH21 1LF**

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## FREEHOLD PRICE £399,950

An exceptional, completely refurbished and extended three bedroom mid terraced town centre home with landscaped garden, summer house/home office, two parking spaces and a superb open plan kitchen/living/dining room.

- Entrance area with understairs storage
- A stunning contemporary kitchen finished in a range of charcoal colour units with copper splash backs, integrated dishwasher, double oven and ceramic hob, space for a American style fridge freezer
- Separate utility room/cloakroom with space for washing machine and tumble dryer
- Generous size open plan kitchen/dining/living room with double glazed sliding doors opening onto the superb, landscaped garden
- A beautifully finished contemporary family bathroom with velux roof window, 'p' shaped bath and rainfall shower, head, wash hand basin and WC with marble effect porcelain tiles
- Three bedrooms, two with garden views and the main bedroom offers various storage option and a walk-in wardrobe
- Landscaped rear garden with side access, porcelain patio slabs offer a private al fresco dining area and railway sleeper raised beds. At the rear is a second dining area with access to a new summer house with power and light

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.

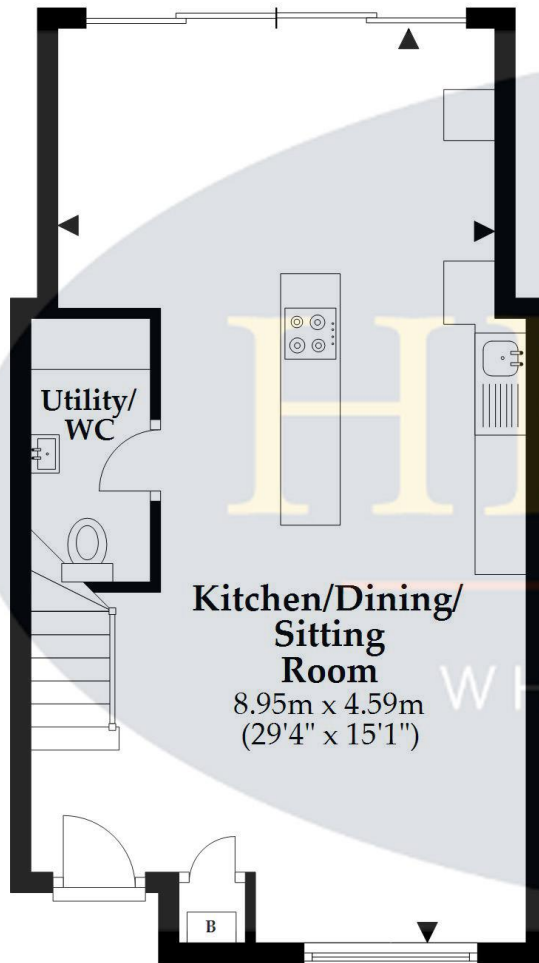
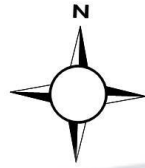
COUNCIL TAX BAND: C EPC RATING: C

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.



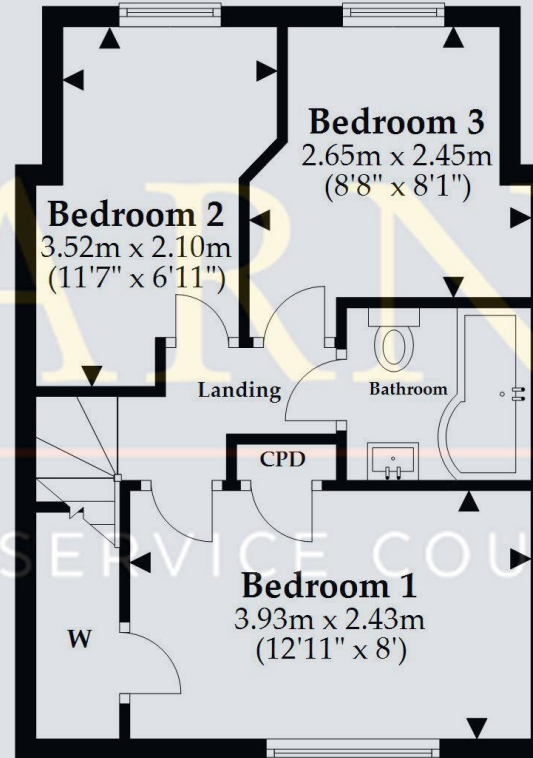
## Ground Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



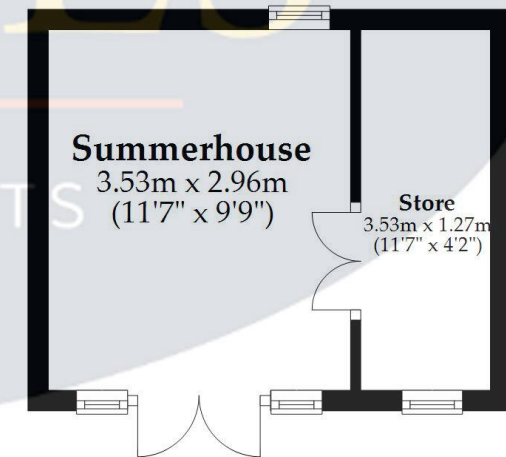
## First Floor

Approx. 32.9 sq. metres (354.4 sq. feet)



## Outbuilding

Approx. 15.3 sq. metres (164.5 sq. feet)



Total area: approx. 89.0 sq. metres (957.9 sq. feet)

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



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