



HEARNES
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**Wimborne
Dorset, BH21 1AE**

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FREEHOLD PRICE: £635,000

An immaculately presented and spacious four double bedroom detached family home with superb kitchen/dining room. Three of the double bedrooms have en suite shower rooms. The property is situated in a sought after location within walking distance of the town centre.

- Good size entrance hallway with feature wood flooring
- Modern wet room with shower cubicle, wash hand basin, WC, ladder style heated towel rail and tiled flooring
- Large utility room with worktop, space and plumbing for washing machine, additional space for fridge/freezer, wall mounted boiler, skylight and side door to garden
- Superb kitchen/dining room with range of base and eye level units with complementary worktops, double sink, inset five ring hob with extractor fan over, electric oven and grill, integrated dishwasher, feature vaulted ceiling. Dining area with space for table and chairs, fitted wood burner and matching wood flooring. French doors and windows from kitchen leads to garden
- Cosy sitting room with feature wood flooring, ornamental fireplace and front aspect window
- Ground floor bedroom four with French doors to garden and luxury fitted en suite shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Three further double first floor bedrooms
- Main bedroom enjoying a dual aspect with luxury fitted en suite shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Bedroom two also benefitting from en suite shower room
- Family bathroom with bath, separate shower cubicle, wash hand basin, WC, ladder style heated towel rail, storage cupboard and fully tiled walls
- Double glazing and gas heating
- Outside: Part shingle part brick paviour driveway giving off road parking for numerous cars. The rear garden has shingle and decking patio leading onto a good size lawn with shrub and flower borders, garden shed and at the rear a wonderful summerhouse with wood burner and cloakroom

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

EPC RATING: D

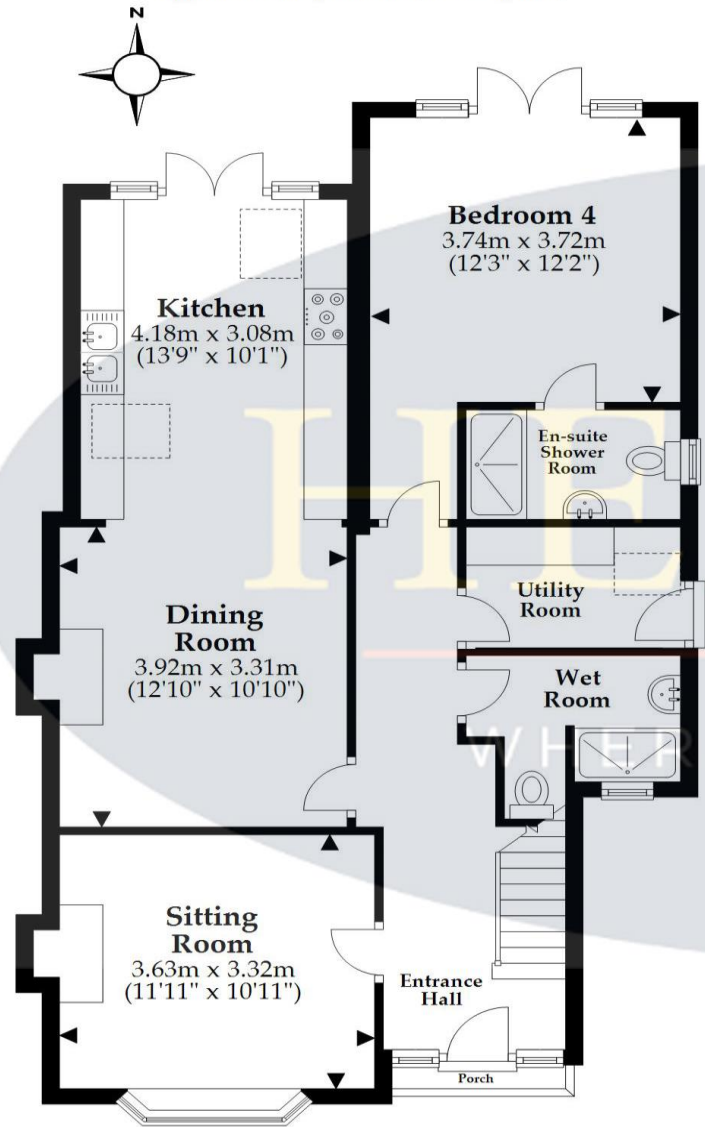
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 79.6 sq. metres (857.1 sq. feet)



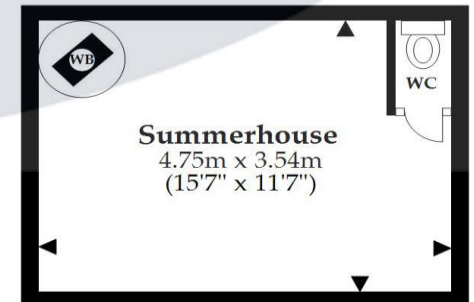
First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Outbuilding

Approx. 16.8 sq. metres (181.0 sq. feet)



Total area: approx. 154.0 sq. metres (1657.4 sq. feet)

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





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