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**3 FERN BANK**  
WIMBORNE, BH21 6PB



# GUIDE PRICE £450,000



A beautifully presented FOUR BEDROOM detached family home with two receptions CONSERVATORY, westerly facing rear garden and garage. Set within this semi rural location the property has easy access to commuter links, plus EQUESTRIAN facilities and Wimborne and Ringwood market towns only a short drive away.



Generous entrance hallway with wood effect floor extending through to the study/playroom, downstairs cloakroom and dining area.

Beautiful kitchen/breakfast room fitted with integral appliances to include a wine cooler, waist high double oven, grill and gas hob. The tile effect floor flows nicely through to the conservatory.

Sliding patio doors in the conservatory offer a lovely view and access out to the well maintained rear garden.

Dual aspect lounge with feature fireplace and inset living flame gas fire, access out to the patio and rear garden via French doors.

All four bedrooms have built-in wardrobes, the main bedroom further benefits from a large five piece en-suite to include a separate shower, bath, bidet and sink.

Three piece family bathroom.

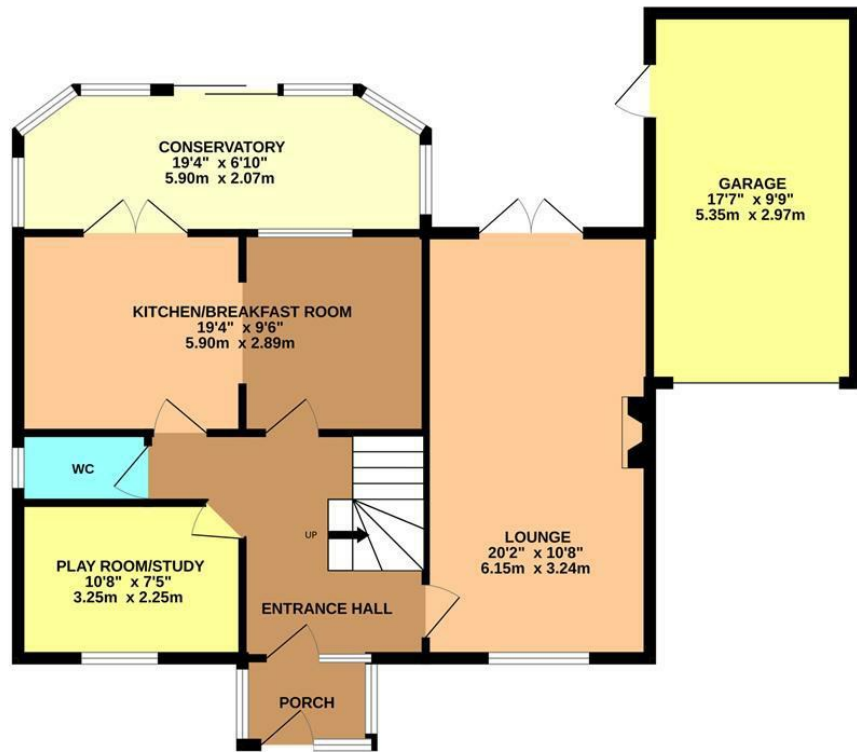
Private and fully enclosed westerly facing rear garden mainly laid to decorative stone, the garden has been well maintained, with mature flower borders.

Generous driveway for ample off road parking plus a single garage.

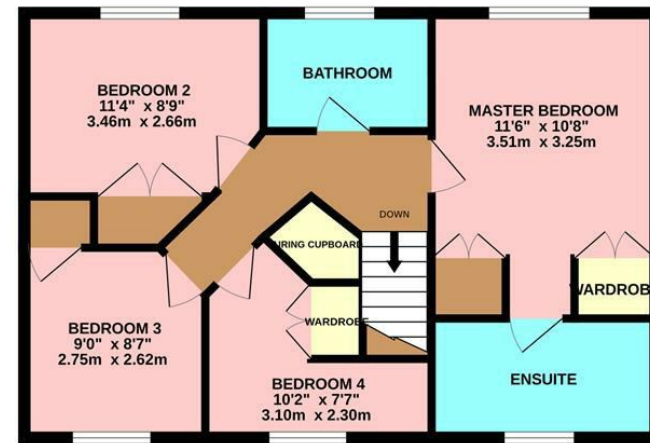
Energy Performance Rating D  
Council Tax Band E



GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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