



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1BX**

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FREEHOLD PRICE GUIDE: £750,000

An attractive and deceptively spacious four bedroom, three reception room detached home with good size kitchen/breakfast room with utility room and double garage. The property occupies a superb location within easy access to Wimborne town centre and the River Stour nearby.

- Approximately 1,911 sq ft
- Sought after convenient location
- Ample off road parking leading to double garage
- Entrance hallway with cloaks cupboard and engineered oak flooring leading through to dining room
- Modern downstairs cloakroom with enclosed WC, vanity unit with wash hand basin and heated ladder style towel rail
- Spacious open plan dining room enjoying a rear aspect
- Generous size sitting room with Swedish fitted wood burner and French doors leading to garden
- Large study/games room
- Superb kitchen/breakfast room with range of soft close solid wood base and eye level units, inset five ring gas hob with two electric ovens below and extractor fan over, integrated full size dishwasher, space for fridge/freezer, under lighting, further space for table and chairs, French doors leading on to patio and garden
- Separate utility room with matching cupboards, space for washing machine with worktop and sink
- Four double bedrooms with en suite shower room to bedroom four
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Ample off road parking leading to garage with up and over door with power and lighting. The front garden has raised flower/shrub and hedging borders enclosed by panelled fencing. The rear garden is enclosed by panelled fencing and enjoys a westerly aspect with small patio, flat lawn and an abundance of flower, shrub and tree borders. Shingle area with garden shed and log store

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.

EPC RATING: D

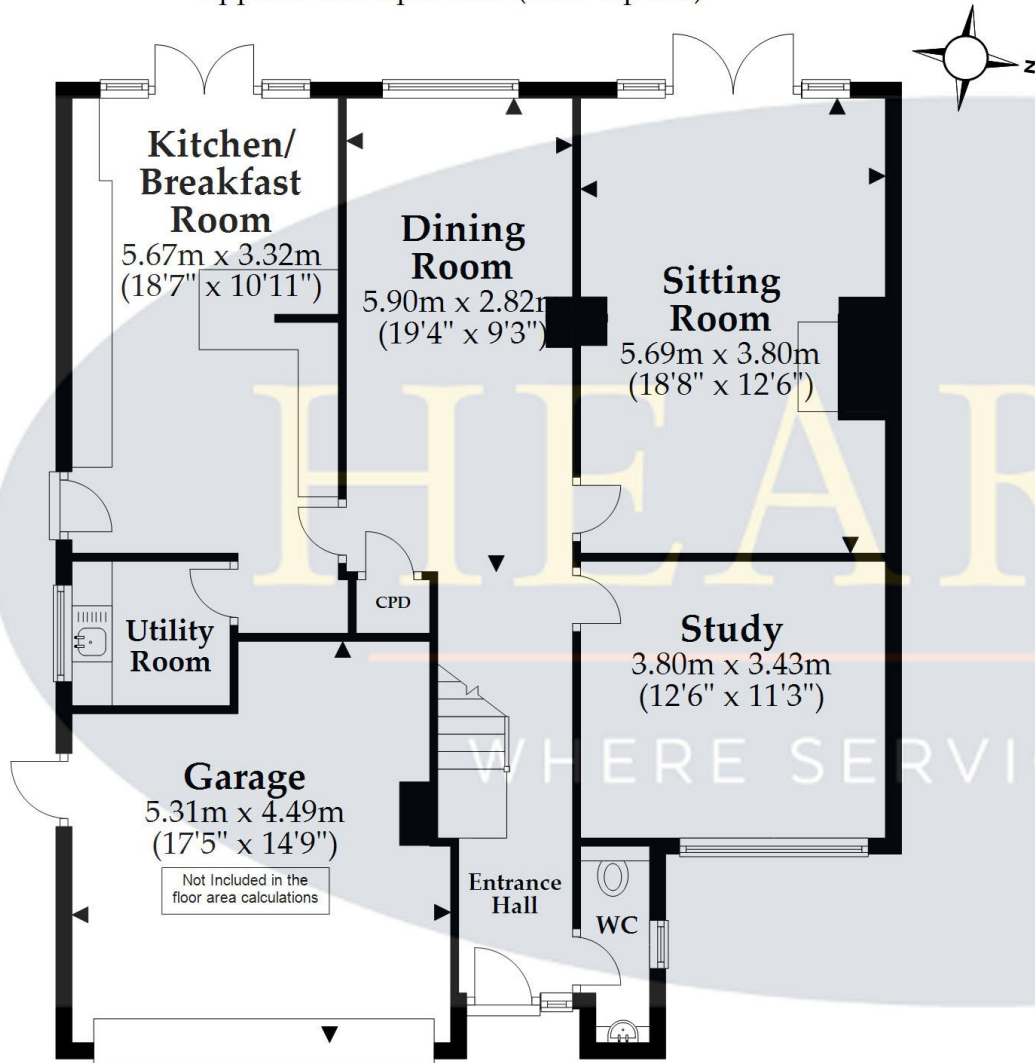
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





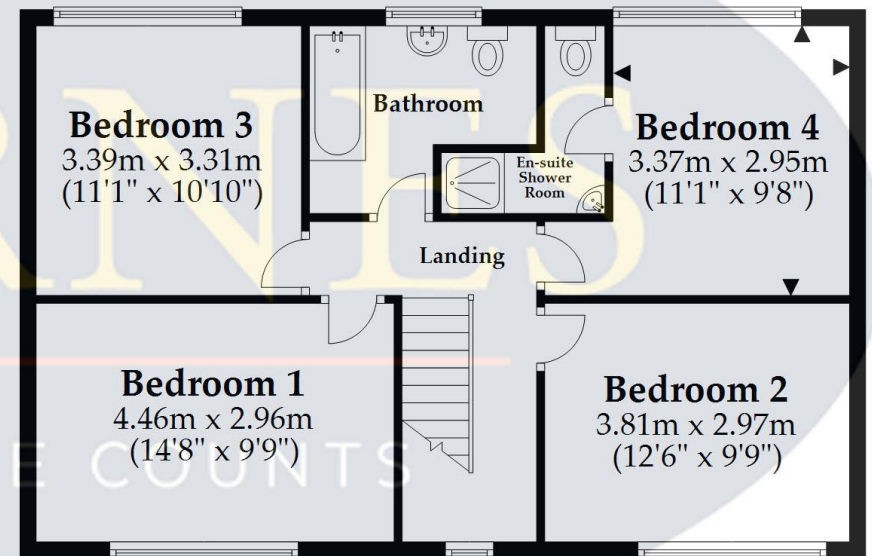
Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.3 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 Ringwood







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