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**Wimborne  
Dorset, BH21 1WS**



# Wimborne, Dorset, BH21 1WS

## FREEHOLD PRICE: £450,000

A generous size contemporary home designed and built by Wyatt Homes locally know for high quality and attention to detail offering three bedrooms and two bathrooms, a generous size kitchen/diner, sitting room, garage and off-road parking situated close to the town centre and riverside walks nearby.

- Entrance hall with under stairs storage and luxury grey carpet which continues throughout the home
- Kitchen/diner with Amtico flooring, a range of matt grey units with complementary grey quartz worktops, AEG double oven with microwave, induction hob and chimney style extractor hood, integrated fridge freezer, dishwasher and washer dryer, Kinetico water softener
- Sitting room with double glazed French doors opening onto the patio
- Cloakroom with Amtico flooring wall mounted wash hand basin and wall mounted WC
- Large main bedroom and contemporary en suite shower room with shower, wall mounted vanity unit with wash hand basin, wall mounted WC, heated towel rail and tiled flooring
- Family bathroom with mains fed shower over the bath, wall mounted wash hand basin set in a vanity unit, mounted WC, heated towel rail and tiled flooring
- North west facing garden with patio area that catches the afternoon and evening sun
- Garage with electric up and over door, a consumer unit for a car charging point, power and light and driveway with off-road parking for several cars
- BT full fibre connected for super fast broadband
- Maintenance charges: We understand from the vendor this is approximately £145 per annum

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.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



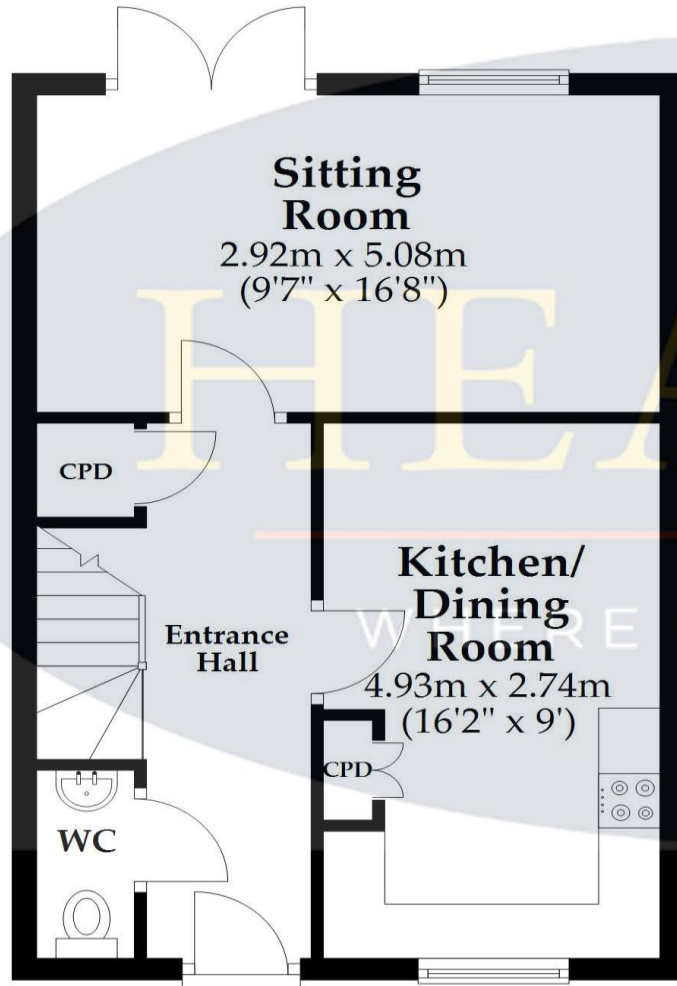




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

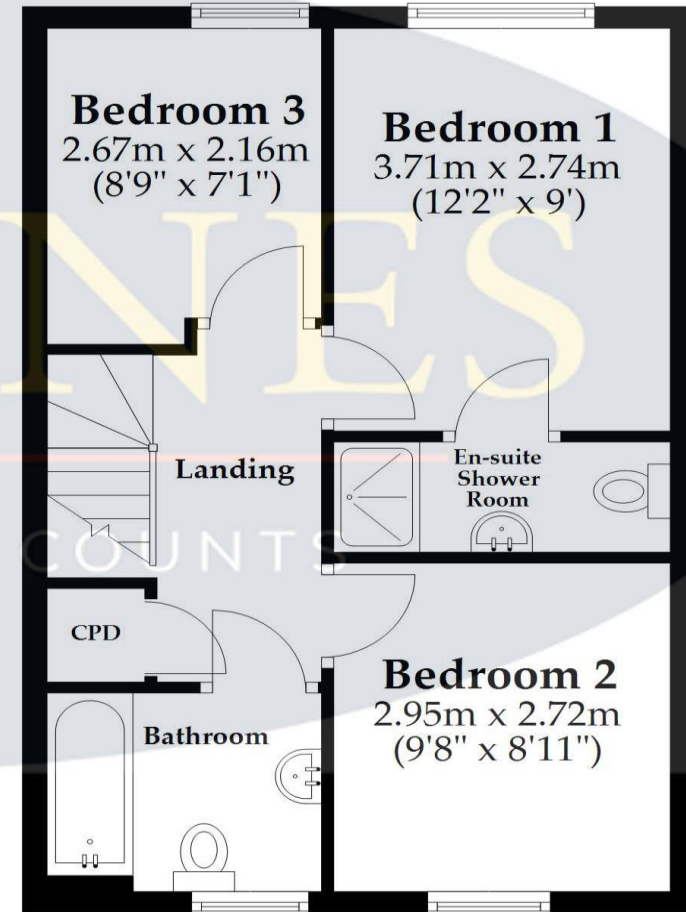
## Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



## First Floor

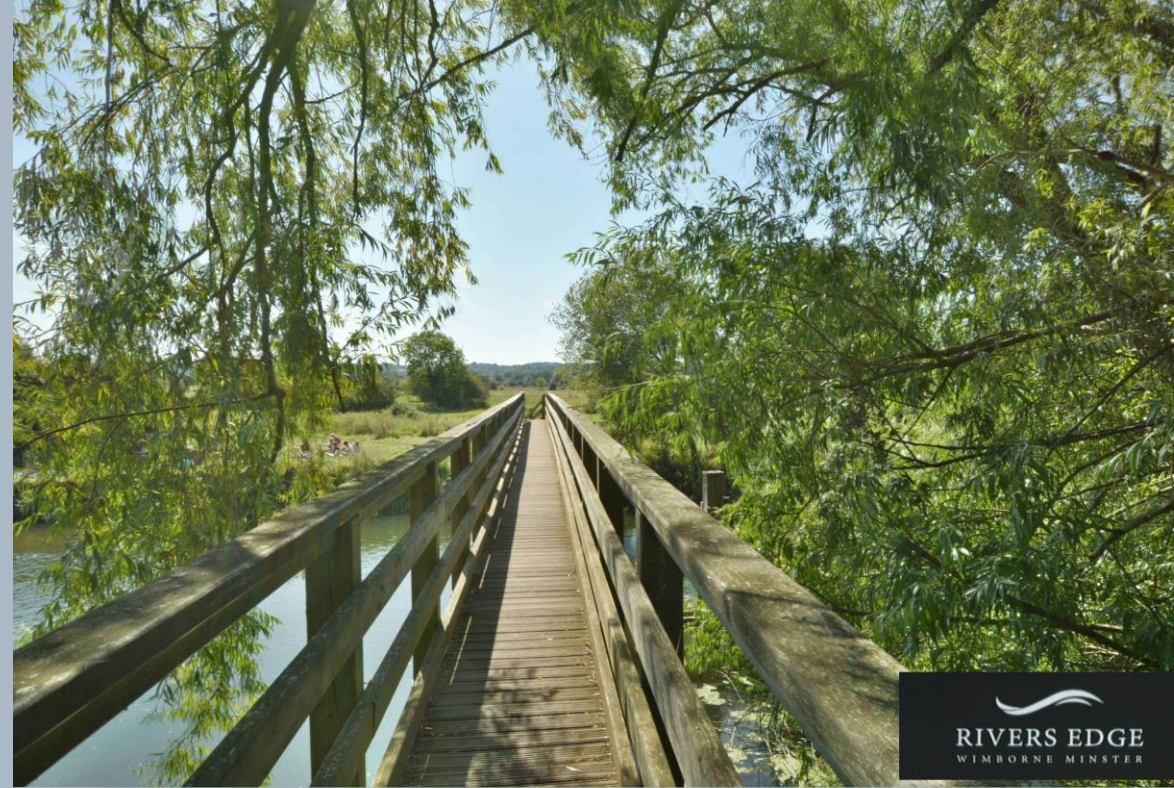
Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

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





  
RIVERS EDGE  
WIMBORNE MINSTER



  
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# Wyatt Homes Rivers Edge



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