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**Wimborne
Dorset, BH21 3AG**

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FREEHOLD PRICE: £425,000

A spacious and well presented three bedroom detached family home with modern fitted kitchen and shower room, off road parking and garage in a sought after location. NO FORWARD CHAIN.

- Entrance porch with space for cloaks
- 'L' shaped sitting/dining room with wood flooring and dual aspect with patio door to conservatory
- Large sun conservatory overlooking the garden
- Superb kitchen with base and eye level units with complementary worktops, inset five ring gas hob with extractor fan over and adjacent oven and grill, integrated fridge freezer and full size dishwasher, rear aspect window
- Lobby with doors to garage, garden and utility room/WC
- Utility room with sink, matching units, space for washing machine and WC
- Three good size bedrooms all with fitted wardrobes/cupboards
- Modern shower room with double shower cubicle, vanity unit with wash and basin, WC, shaver point and ladder style heated towel rail
- Double glazing and gas heating, solar panels
- Outside: Tarmac driveway giving off road parking leading to garage. Front garden laid to lawn bound by low level walling. The rear garden has patio area leading to lawn with flower/shrub/tree borders and having to the rear a wildlife pond, enclosed by panel fencing

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 1.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: D (BCP Council) EPC RATING: C

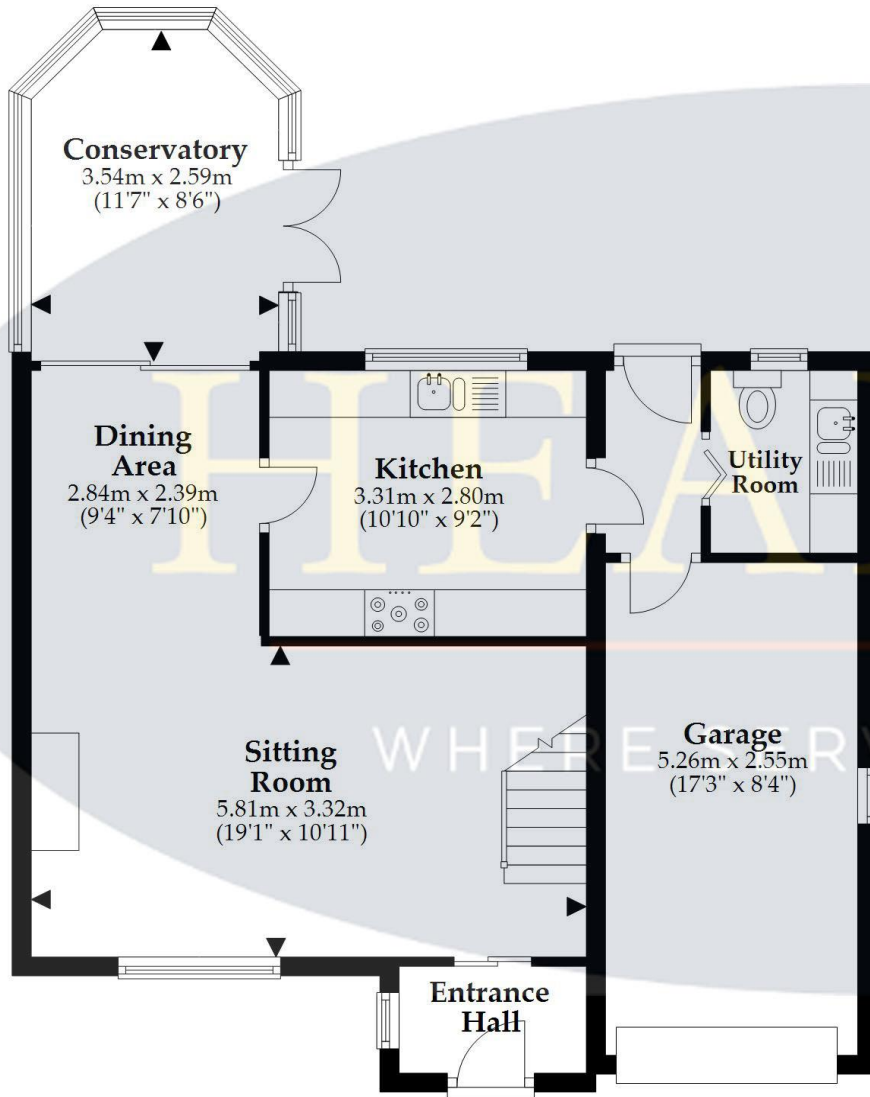
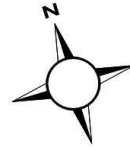
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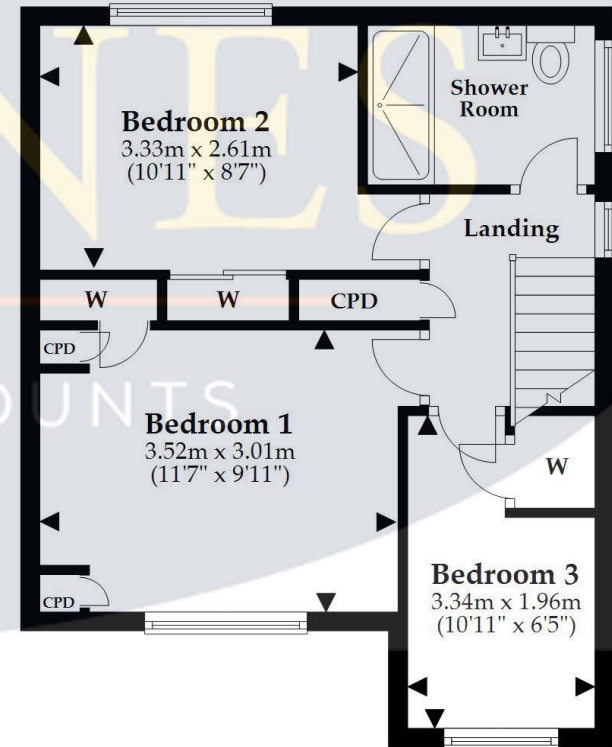
Ground Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

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







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