

Wimborne
Dorset, BH21 1NJ

HEARNES

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Wimborne, Dorset, BH21 1NJ

FREEHOLD PRICE: £695,000

A deceptively spacious and well presented detached family home offering four bedrooms and three reception rooms as well as a kitchen/breakfast room and ample off road parking. The property is situated on a large plot backing onto Redcotts Park and within a level walk of the town centre.

- Side access with enclosed entrance porch leading to entrance hallway with tiled flooring
- Spacious sitting room with inset gas fire and patio door to garden
- Separate large dining room with feature fireplace and open fire facility, wood effect flooring and rear aspect bay window
- Good size kitchen/breakfast room with range of base and eye level units with drawers and complementary worktops, integrated dishwasher and fridge, space for Range cooker, cupboard housing the boiler and lagged hot water cylinder, space for table and chairs and further large cupboard
- Outer hallway with tiled flooring leading to utility room and study/hobbies room
- Separate cloakroom/utility room with skylight, WC, wash hand basin and space for washing machine and tumble dryer
- Study/hobbies room enjoying a dual aspect with patio door leading onto a small terrace patio ideal for morning coffee
- Main bedroom with range of fitted bedroom furniture enjoying a view over the garden and Redcotts Park
- Three further bedrooms, bedroom two overlooking garden and Redcotts Park and bedroom three with built in wardrobes
- Family bathroom with roll top claw bath, separate shower cubicle, vanity unit with wash hand basin, WC, heated ladder style towel rail and part tiled walls
- Double glazing and gas heating
- Outside: Brick paviour driveway gives off road parking for a number of cars. The front garden has a small terrace patio area with raised flower bed borders and timber shed, side access on one side leads to rear garden having a terrace patio leading to good size lawn with an abundance of mature flower/tree/shrub borders. There is an ornamental fishpond, garden shed and to the rear a large vegetable patch with pedestrian gate leading into Redcotts Park

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: E EPC RATING: E

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.

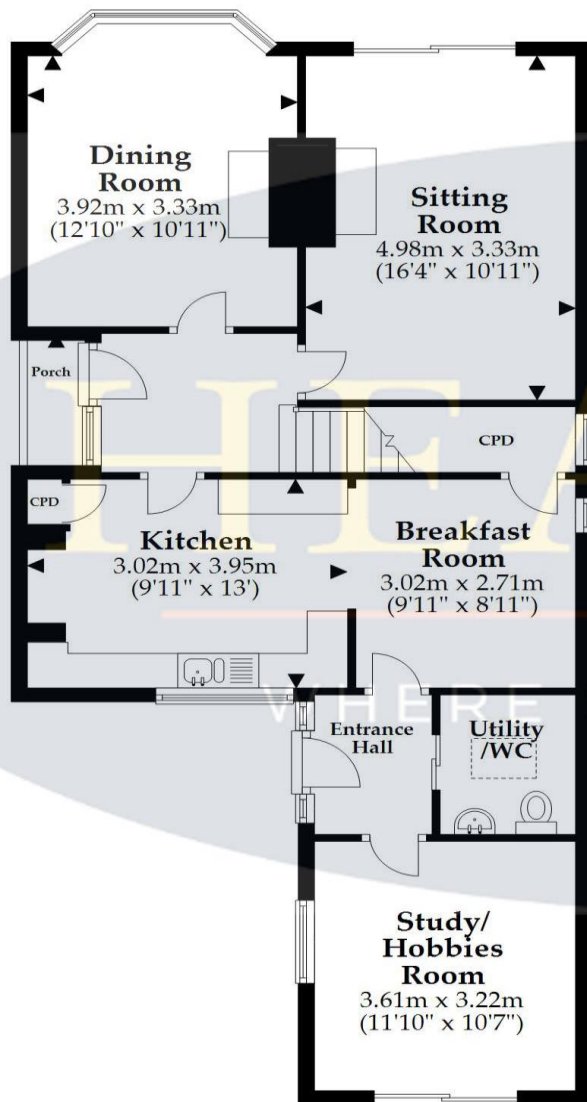






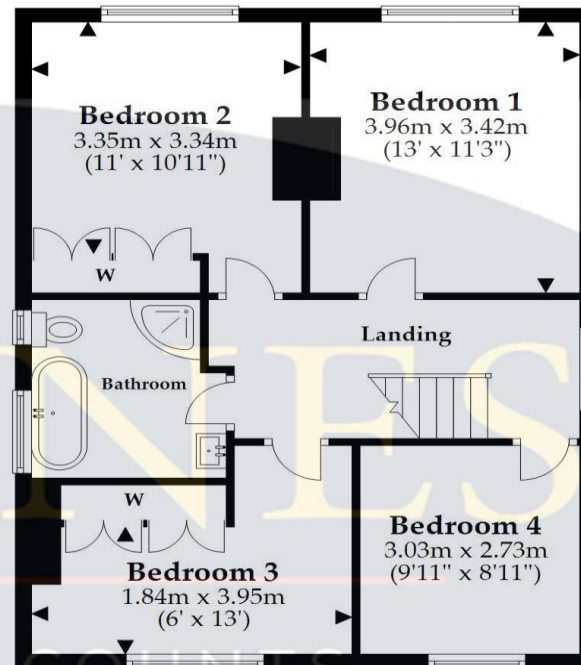
Ground Floor

Approx. 79.0 sq. metres (850.4 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 140.9 sq. metres (1517.1 sq. feet)

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







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