

FOR SALE

HEARNES

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**58 Bluebell Crescent, Wimborne
Dorset, BH21 4FA**

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FREEHOLD PRICE: £465,000

Set on the Award winning Bloor Homes development an immaculately presented three double bedroom semi-detached townhouse set over three floors with generous size kitchen/diner, sitting room, garage, landscaped low maintenance rear garden and parking for three cars approximately a mile from Wimborne town centre.

- Entrance hall with stairs to the first floor landing
- Kitchen/diner with French doors opening onto the patio. The kitchen has a range of matt white units with complementary worktops, four ring gas hob and chimney style extractor hood, integrated fridge freezer, double oven and integrated dishwasher
- Separate utility room with larder cupboard and space for washing machine and tumble dryer
- Cloakroom including wash hand basin and low level flush WC
- Sitting room with feature bay window and 'made to measure' blinds
- Two double bedrooms on the first floor both with ample storage space and 'made to measure' blinds
- The main bedroom occupies the entire second floor with 'made to measure' blinds, fitted wardrobes, en suite shower room and dressing area with three velux windows
- En suite shower room with double shower cubicle, pedestal wash hand basin and low level WC
- Family bathroom with separate shower cubicle, bath, pedestal wash hand basin and low level flush WC
- Luxury fitted carpets throughout the landing and all bedrooms
- Outside: Landscaped private rear garden with large decked area which catches the sun throughout the day and an area of artificial grass
- Single garage with pitched roof ideal for extra storage and driveway providing parking for three cars
- Maintenance charge: We understand from the vendor this is approximately £192 per annum for maintenance of communal areas

The property is walking distance to a superb 1.5 million pound 'State of the Art' First school. Within 1.7 km there is access to countryside walks, a children's playground, a range of shops (still to be completed) and just a mile from the town centre.

COUNCIL TAX BAND: E EPC RATING: B

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

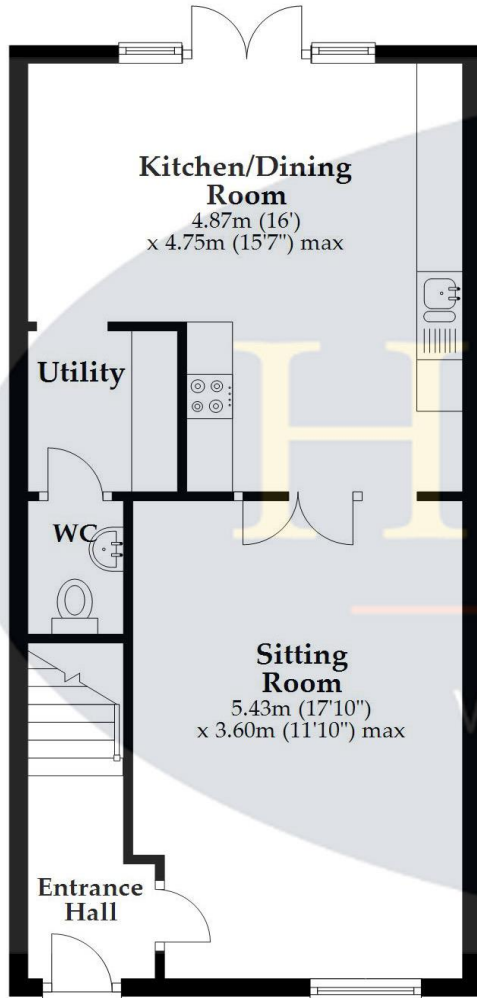




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

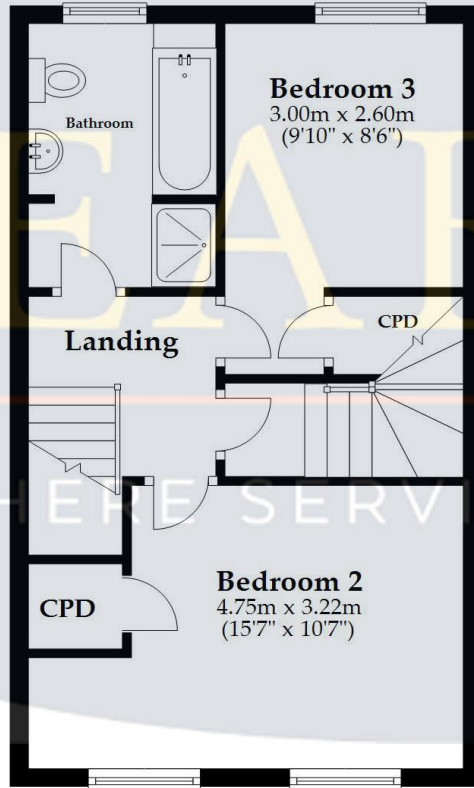
Ground Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



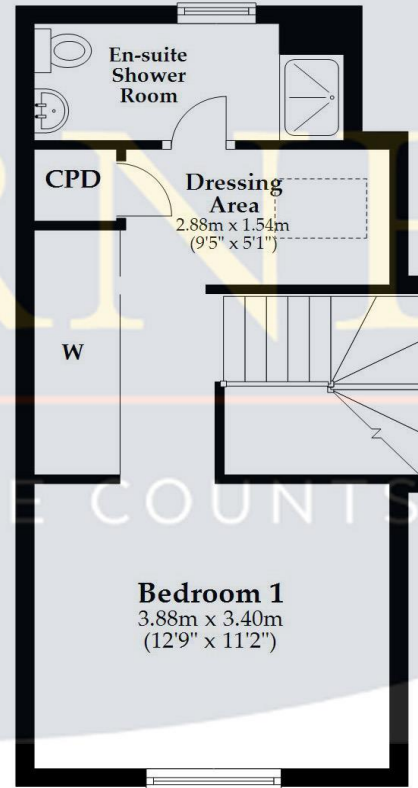
First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



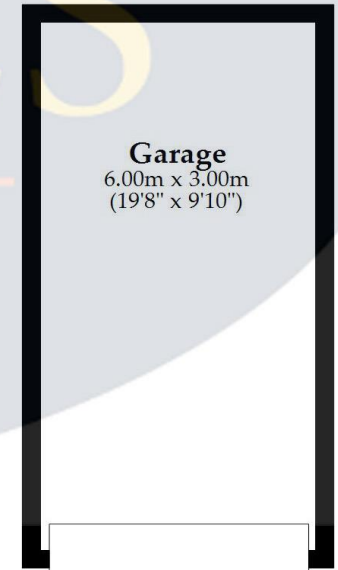
Second Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Garage

Approx. 18.0 sq. metres (193.7 sq. feet)



Total area: approx. 141.2 sq. metres (1520.4 sq. feet)

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





Countryside walks from the doorstep



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