



Wimborne, Dorset, BH21 2HA

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## FREEHOLD PRICE: £650,000

A superb brand new three double bedroom, two bathroom detached bungalow offering 1,482 sq ft of living space with generous size kitchen/diner, spacious sitting room, private landscaped garden, off road parking for several cars and built to a very high standard.

- Generous size entrance hall with under floor heating, loft hatch and luxury oak effect flooring which is then through the bungalow into sitting room, kitchen and bathroom
- Spacious double aspect sitting room with double glazed French doors opening onto patio, under floor heating
- Superb kitchen/diner with bifold doors opening onto patio, contemporary kitchen finished in a range of white ash units with complementary marble effect quartz worktops, Elica ceramic hob with integral extractor, double Neff ovens, integrated fridge freezer, integrated dishwasher, one and a half inset bowl Franke sink with mixer tap and under floor heating
- Separate utility room with a marble effect quartz worktop and Franke inset sink with mixer
- Three double bedrooms all fitted the new luxury carpets with under floor heating
- Main bedroom with contemporary en suite shower room with double walk in shower, tiled flooring, wall mounted wash hand basin set into a vanity unit and wall mounted WC, feature lighting, large back-lit mirror and heated towel rail
- Contemporary family bathroom including a large walk in shower, wall mounted WC, wash hand basin set in a vanity unit, double ended bath with shower attachment, back-lit feature mirror, feature shelving lights and heated towel rail
- Air source heat pump and disabled access with wider doors and hallway
- Large private driveway
- Rear garden with sandstone patio, lawn, established trees and shrubs with close board fencing. Access via granite paths on both sides of the property
- Electric car charging point

The property is approximately three miles from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: TBC EPC RATING: TBC

AGENTS NOTES: 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. 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.

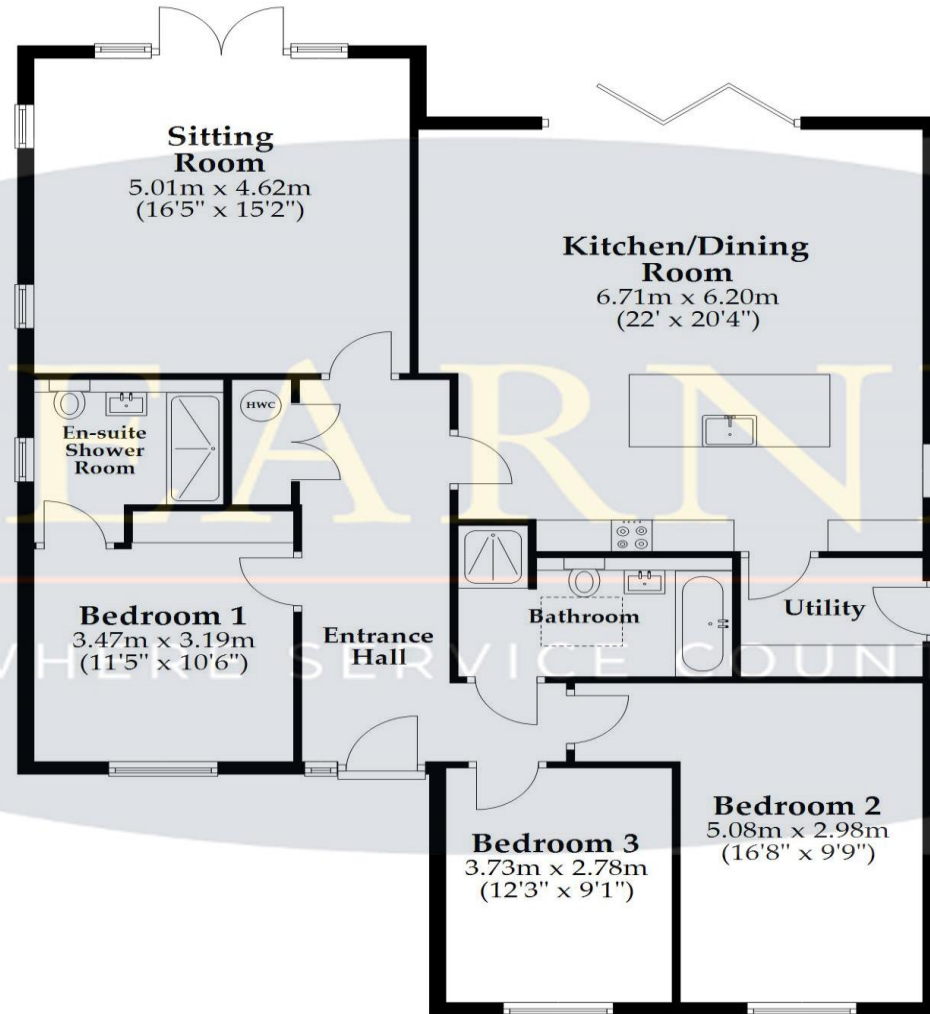




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 137.7 sq. metres (1482.2 sq. feet)



Total area: approx. 137.7 sq. metres (1482.2 sq. feet)

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





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