



**HEARNES**  
WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1EN

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## FREEHOLD PRICE: £425,000

A superb modern three bedroom semi detached home built by a local well known developer, Harry J Palmer, to a very high specification with stunning open plan living area, luxury fitted kitchen and en suite to main bedroom situated within a few hundred yards walk to Wimborne town centre. NO FORWARD CHAIN.

- Attractive entrance storm porch
- Entrance hallway with downstairs cloakroom with WC and wash hand basin
- Stunning open plan living/dining/kitchen area with French doors leading to patio and garden
- Superb luxury fitted kitchen with range of light grey soft close base and eye level units, built in quality 'Neff' appliances with granite worktops
- Three good size bedrooms
- Main bedroom with fully tiled en suite shower room with double shower cubicle
- Fully tiled family bathroom with white three piece suite
- Gas heating (underfloor to ground floor and radiators to the first floor)
- UPVC double glazed sash windows and oak internal doors
- Fitted alarm system
- 10 year NHBC warranty from 2019
- Photo Voltic roof panels
- Allocated parking bay with a further visitor parking bay
- Rear garden with patio area with an abundance of flowers and shrubs enclosed by panelled fencing and brick walling with garden shed and rear pedestrian gate
- Maintenance: We understand from the vendor this is approximately £200 per annum for communal areas

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 easy 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.

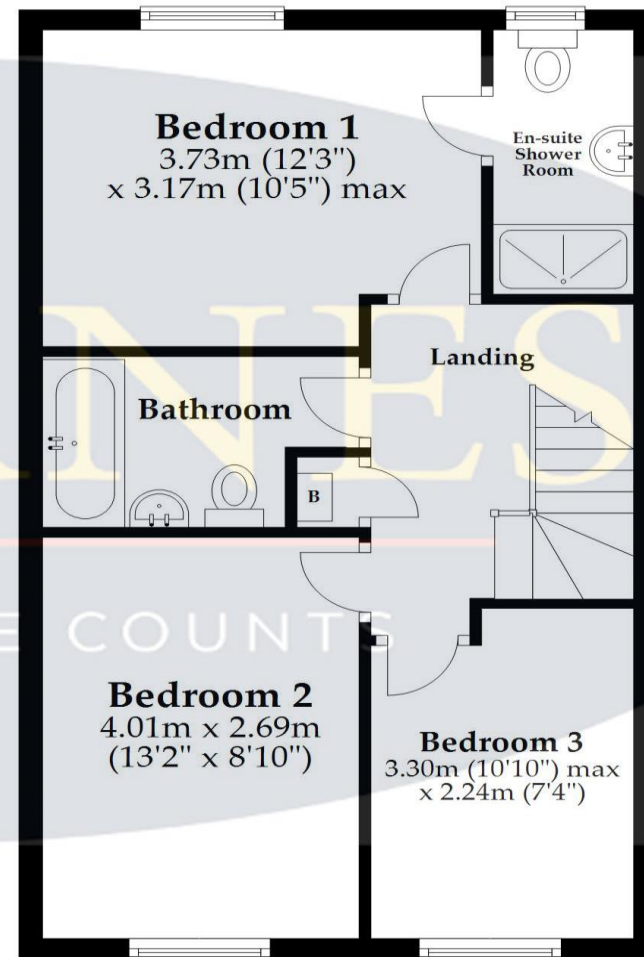
## Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

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



