



DEWBERRY CLOSE



Wimborne
Dorset , BH21 4EY

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FREEHOLD PRICE £430,000

A well proportioned three bedroom semi-detached family home offering a dual aspect kitchen/breakfast room/diner, a generous size dual aspect sitting room and two bathrooms with private rear garden, garage and off road parking.

- Entrance hall with storage cupboard
- Cloakroom with wall mounted wash hand basin and WC
- Kitchen/diner finished in a range of high gloss white units and complementary worktops, a built in oven, ceramic hob with chimney style extractor hood, integrated dishwasher, space for fridge freezer and washing machine
- Generous size dual aspect sitting room with feature bay window
- Three bedrooms, the main bedroom with fitted wardrobes and en suite shower room with double shower cubicle, pedestal wash hand basin and WC, bedroom two with space for free standing wardrobes and bedroom three with dual aspect
- Family bathroom including shower over the bath, pedestal wash hand basin and WC
- Landscaped rear garden with decked area ideal for outside dining
- Garage with up and over door and parking for several cars

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

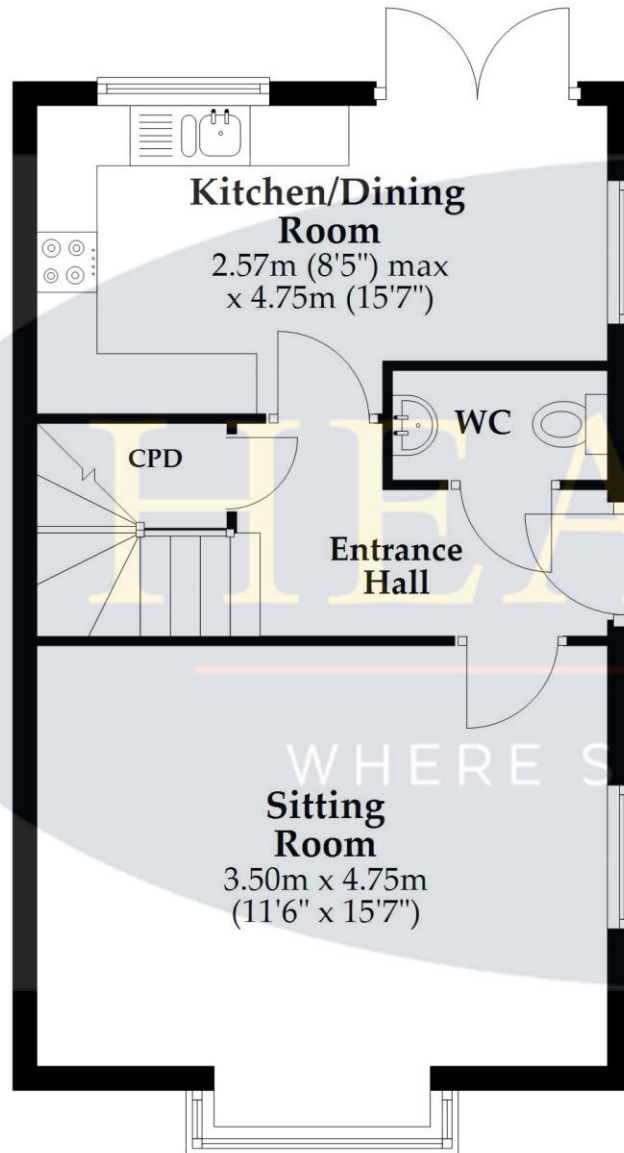




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Kitchen/Dining Room

2.57m (8'5") max
x 4.75m (15'7")

CPD

WC

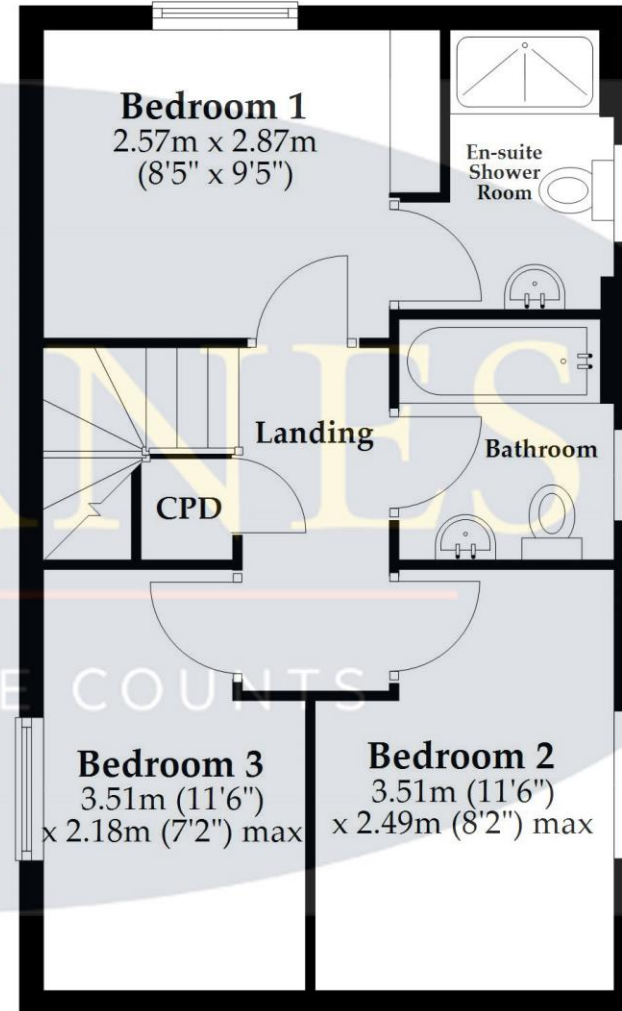
Entrance Hall

Sitting Room

3.50m x 4.75m
(11'6" x 15'7")

First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Bedroom 1

2.57m x 2.87m
(8'5" x 9'5")

En-suite
Shower
Room

Landing

Bathroom

CPD

Bedroom 3

3.51m (11'6")
x 2.18m (7'2") max

Bedroom 2

3.51m (11'6")
x 2.49m (8'2") max

Total area: approx. 76.2 sq. metres (820.5 sq. feet)

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





Three parking spaces



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