



HEARNES

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**Wimborne
Dorset, BH21 1BP**

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FREEHOLD PRICE £765,000

A substantial detached family home offering five bedrooms, two reception rooms and three shower rooms as well as a superb kitchen/breakfast room and separate utility room situated in a desirable development on the fringe of Wimborne.

- Entrance hallway with understairs cupboard and cloakroom with WC and wash hand basin
- Spacious dining/lifestyle room enjoying a triple aspect with bay window and patio door to garden
- Superb kitchen/breakfast room with range of white gloss soft close base and eye level units and pan drawers with complementary worktops, matching central island with further cupboards and pan drawer, built in storage cupboard, freestanding Rangemaster cooker with extractor fan over, integrated dishwasher and fridge and freezer. Space for table and chairs, rear aspect window and French door to patio terrace and garden
- Separate utility room, matching eye level units with worktop and space and plumbing for washing machine, space for additional fridge/freezer and front and back door to outside
- Downstairs shower room/wet room with shower, WC and wash hand basin
- Large sitting room enjoying a front aspect
- Five good size bedrooms, all with built in wardrobes. Bedroom five currently used as a study
- Main bedroom with both mirror fronted and built in wardrobes
- Luxury en suite with double shower cubicle, floating vanity unit with wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Modern family shower room with double shower cubicle, vanity unit, wash hand basin, WC, ladder style heated towel rail and fully tiled walls and flooring
- Double glazing and gas heating
- Outside: shingle driveway giving ample off-road parking leading to storage garage with power and lighting. The front and side garden are laid to lawn with the rear garden having a raised terrace patio ideal for al fresco dining. The garden is then laid to lawn with mature tree and shrub plant border. At the rear, a shed can be found with the garden being enclosed by panel fencing

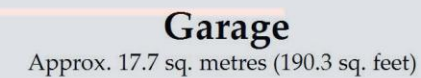
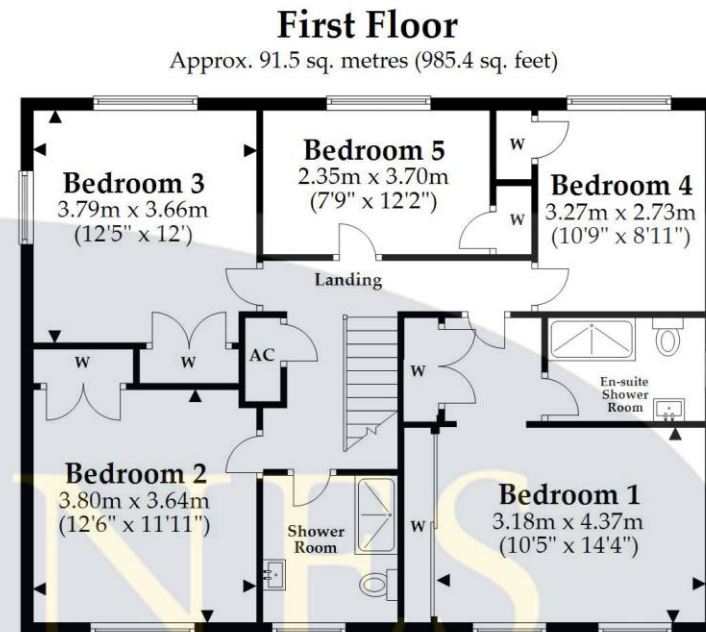
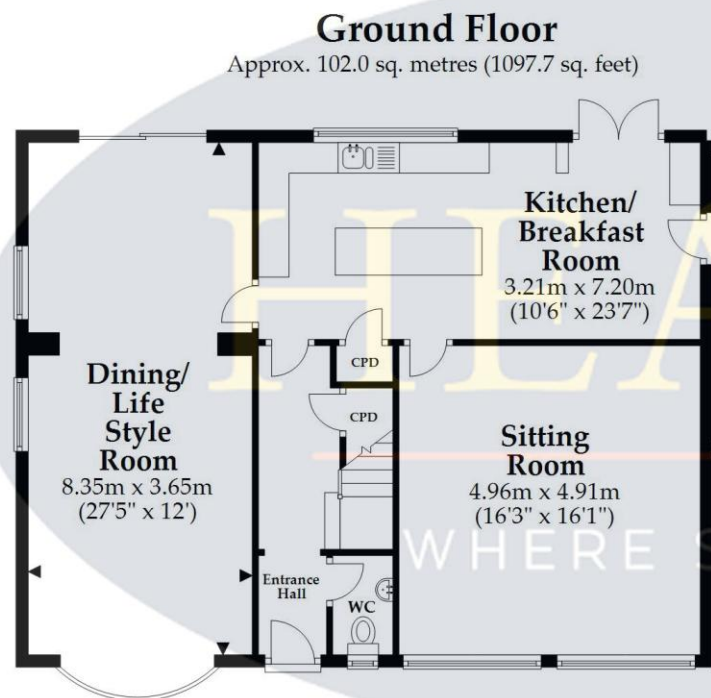
The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1 mile distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: C

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Total area: approx. 211.2 sq. metres (2273.5 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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