



**Wimborne**  
**Dorset, BH21 2EJ**



# Wimborne, Dorset, BH21 2EJ

## FREEHOLD PRICE: £495,000

A well presented and spacious detached family home offering three good size bedrooms as well as a superb sun conservatory. The property is situated in a cul de sac location with off road parking and garage.

- Tiled entrance hallway with storage cupboard and cloakroom
- Sitting room with feature brick fireplace with inset wood burner, front bay window and double doors to conservatory
- Sun conservatory with brick and UPVC windows and doors to patio and garden
- Kitchen with range of base and eye level units with complementary worktops, space for appliances, tiled flooring, pantry with shelving, rear aspect window and door to outer lobby with storage, wall mounted boiler and side door to garden
- Three good size bedrooms, two doubles with built in wardrobes
- Modern shower room with over size shower cubicle, wash hand basin with storage cupboards and drawers, WC, fully tiled walls and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Front lawn and decking area with off road parking and garage. Rear garden has patio area leading to lawn with flower/shrub/tree borders with three good size sheds enclosed by panel fencing

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 approximately four miles away where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

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.



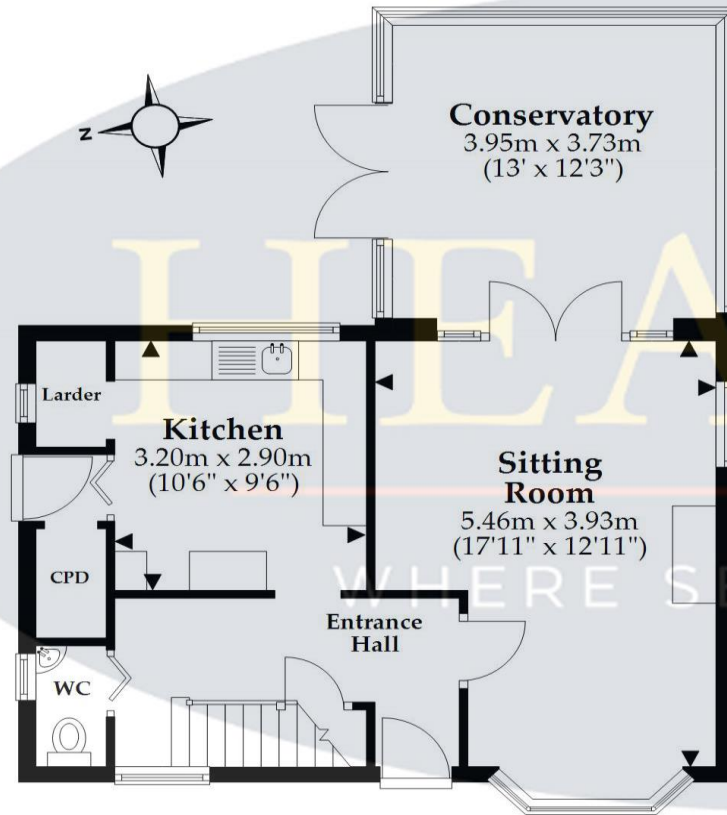






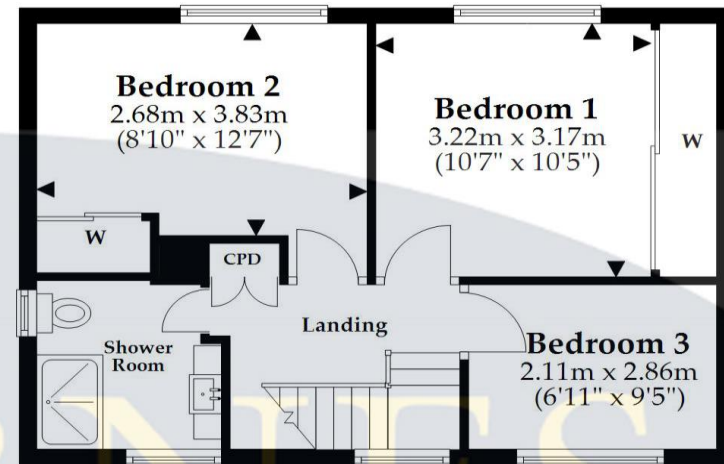
## Ground Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



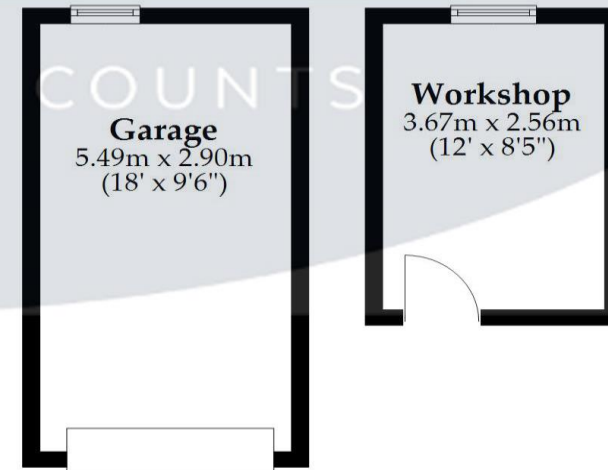
## First Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



## Outbuildings

Approx. 25.3 sq. metres (272.5 sq. feet)



Total area: approx. 126.2 sq. metres (1358.6 sq. feet)

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











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