



FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1NJ**

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FREEHOLD PRICE: £625,000

A deceptively spacious detached family home offering three bedrooms, two reception rooms as well as a sun conservatory with off road parking and garage. The property has a superb rear garden backing onto Redcotts Park situated within a short walk of the town centre. NO FORWARD CHAIN.

- Entrance hallway with under stairs storage cupboard
- Ground floor shower room with corner shower cubicle, wash hand basin, WC and storage cupboard housing washing machine
- Spacious sitting room with French doors to sun conservatory
- Separate dining room with patio doors to entrance porch and front aspect
- Large conservatory with French door to garden
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob and electric oven and grill, integrated dishwasher and fridge
- Entrance porch with storage cupboard with freezer and access to front of property
- Three good size bedrooms. Main bedroom with range of built in bedroom furniture and views over rear garden and Redcotts Park
- Bedroom two and three enjoying a front aspect with bedroom three having a built in wardrobe
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Brick paviour driveway giving ample off road parking leading to garage with flowers, plants and hedging with garden shed. The rear garden is a generous size having a patio area leading to good size lawn with an abundance of flowers, shrubs and fruit trees and access gate into Redcotts Park

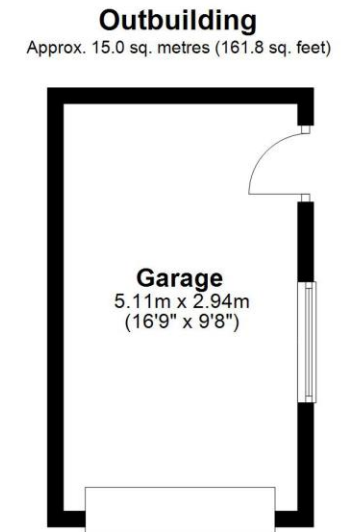
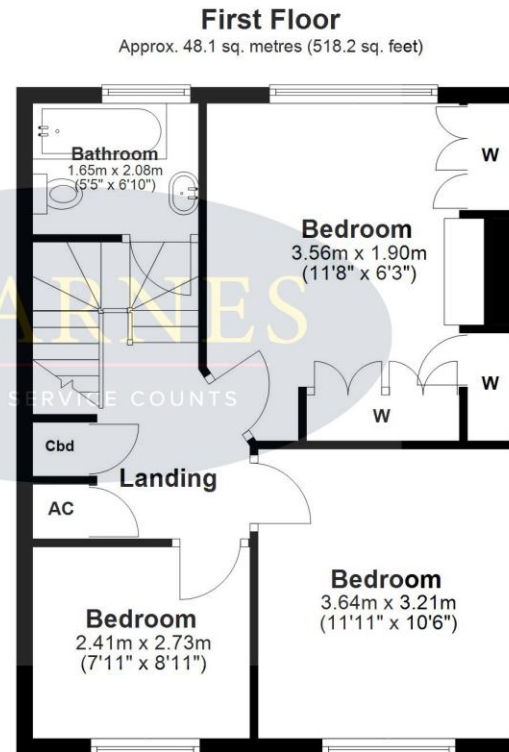
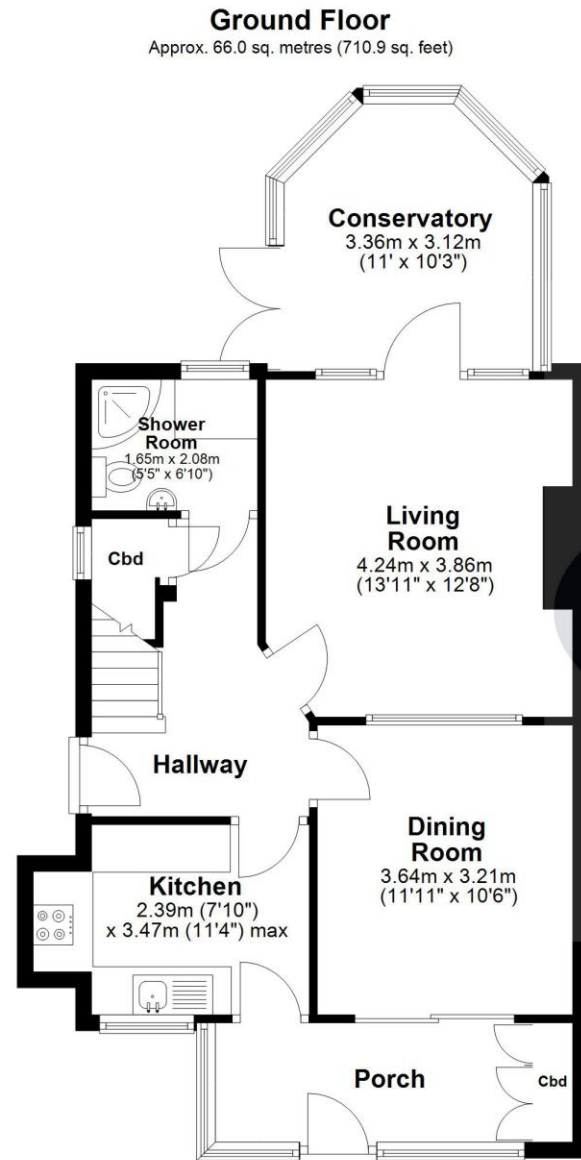
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

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Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





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