



**Wimborne**  
**Dorset, BH21 4EW**

# Wimborne, Dorset, BH21 4EW

## FREEHOLD PRICE: £425,000

A well proportioned three bedroom semi-detached home with kitchen/diner and two bathrooms, garage and off road parking for several cars. This home also overlooks the sang land and enjoys walks from the doorstep.

- Entrance hall with Karndean flooring and fitted shoe cupboard
- Cloakroom with wall mounted wash hand basin, WC and wall mounted shoe cupboard
- Kitchen/diner with a range of ivory coloured units and complementary worktops, double oven, ceramic hob, integrated dishwasher, fridge freezer and washer dryer with double glazed French doors opening onto the garden
- Sitting room with understairs storage and large window overlooking the sang land
- Three bedrooms all with fitted wardrobes, two with views over the sang land
- Main bedroom offering garden views and en suite shower room with double shower cubicle, pedestal wash hand basin and WC
- Family bathroom with shower over the bath and shower screen, pedestal wash hand basin and WC
- Partly boarded loft with loft ladder
- Rear landscaped garden with large patio, ideal for al fresco dining, shed and additional storage space behind the garage. The garage has power and light and there is parking for several cars
- Built in 2018 with remainder of the ten year NHBC warranty
- Maintenance: We understand from the vendor there is an annual maintenance charge of £264 per annum for the communal areas

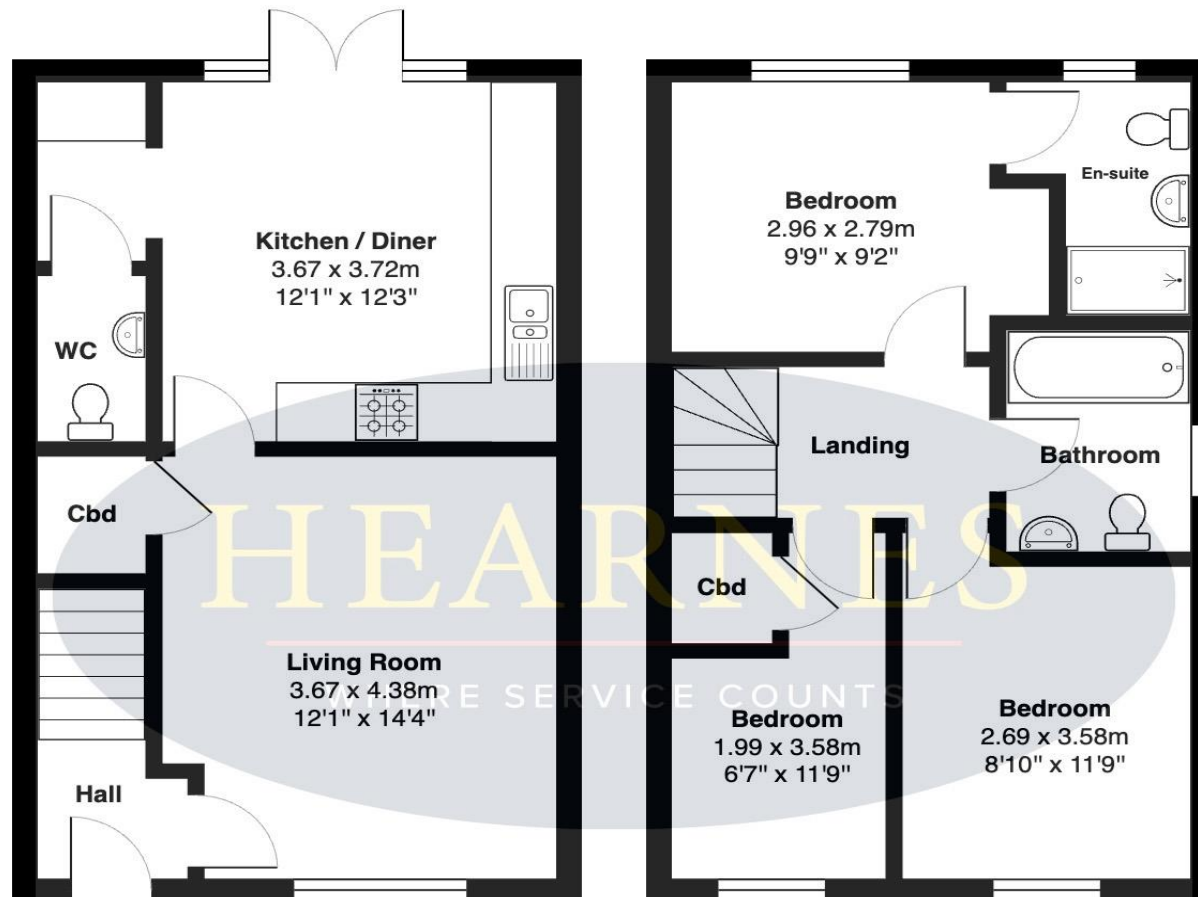
This property is walking distance from a superb 1.5 million pound 'state of the art' First school. It has access to a 1.7km countryside walk from the doorstep, a children's playground, a range of shops (yet to be completed) and all within a mile from the town centre of Wimborne.

COUNCIL TAX BAND: D EPC RATING: B

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.







Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup>

All measurements are approximate and for display purposes only





[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD