



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1JJ**



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## FREEHOLD PRICE £539,000

A deceptively spacious three double bedroom, two reception room semi detached town centre home set on a generous size plot in a quiet cul de sac location including a garage and visitor parking and this delightful town centre setting is part of a small, quiet and private development

- Entrance hall with engineered oak flooring which continues throughout the sitting and day room
- Cloakroom with WC and pedestal wash hand basin
- A superb kitchen/breakfast room finished in a range of electric blue units with a complementary quartz worktop with breakfast bar including twin larder cupboards, six pan drawers, integrated dishwasher, washing machine and fridge and separate freezer, both of which are self-defrosting, induction hob and Elica hood, Neff smart oven and separate microwave oven and an instant hot Quooker tap. The kitchen also provides access to the patio.
- A generous size twin aspect sitting room with remote controlled feature fireplace
- Superb light and airy day room with engineered oak flooring, feature roof including two skylight windows and two double glazed French doors opening onto the garden and two radiators providing all year round use
- Three double bedrooms, all with plantation shutters set off the bright and airy landing with loft access
- The twin aspect main bedroom includes solid oak flooring and fitted wardrobes with oak doors
- Family bathroom with under floor heating, heated towel rail, tiled flooring, backlit mirror, plantation shutters, pedestal wash hand basin, WC and corner shower cubical
- Outside: the property is set in the cul-de-sac location along with four visitor parking spaces and a garage. The south facing landscaped garden sweeps around the property and offers a good size quiet and private space with raised beds, two patios ideal for alfresco dining.

The property is just a short distance from Wimborne town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

EPC RATING: C

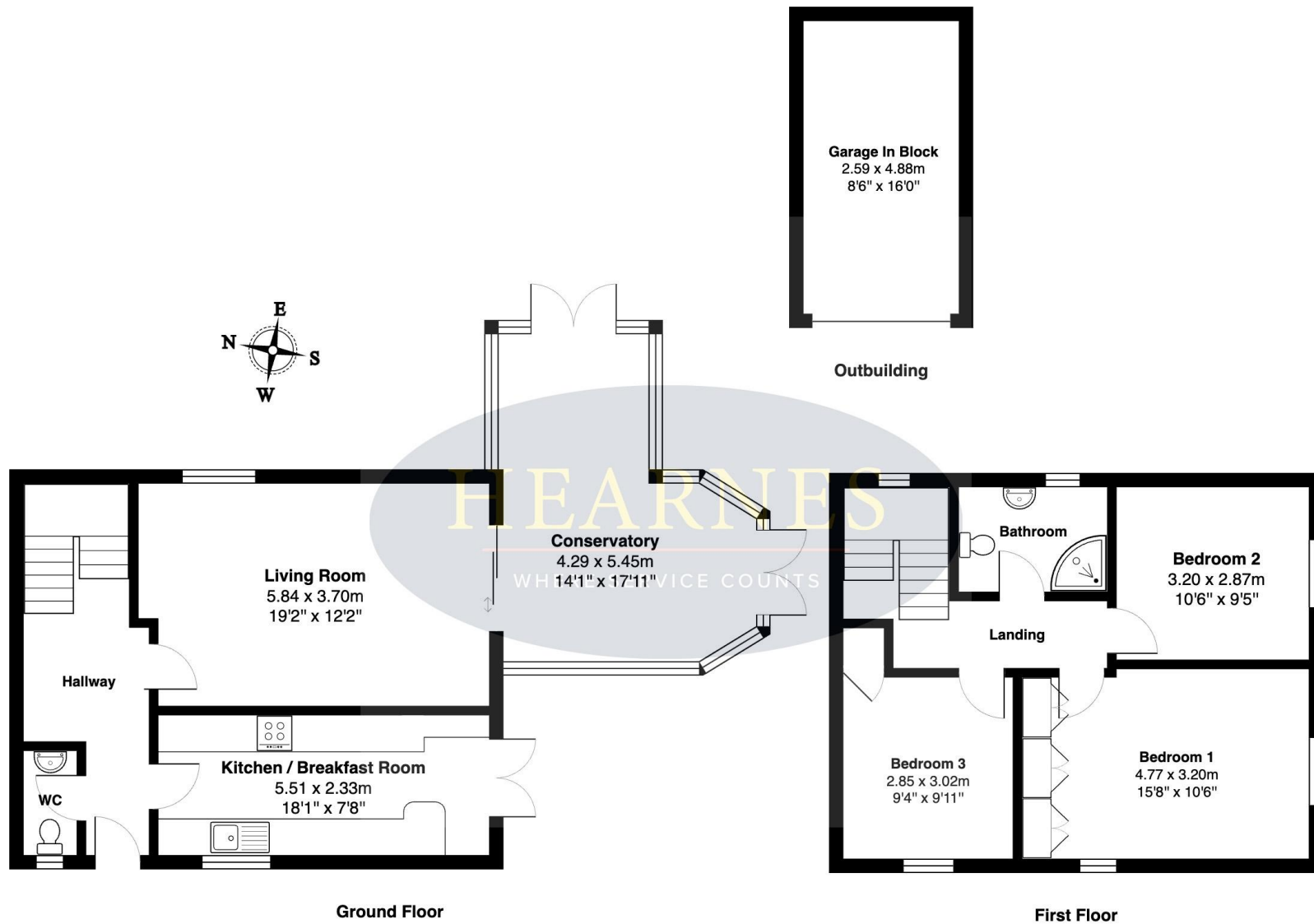
COUNCIL TAX BAND: E

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.









Total Area: 114.8 m<sup>2</sup> ... 1236 ft<sup>2</sup> (excluding garage in block)

All measurements are approximate and for display purposes only









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

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