



HEARNES

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**Wimborne
Dorset, BH21 2FY**

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FREEHOLD PRICE: £500,000

An immaculately presented detached David Wilson family home offering three bedrooms as well as a good size kitchen/dining room with separate utility room and en suite to the main bedroom. The property has off road parking and detached garage with delightful, landscaped gardens.

- Large entrance hallway with modern cloakroom
- Good size sitting room with dual aspect
- Spacious kitchen/dining room with base and eye level units and drawers with complementary worktops, inset induction hob and electric oven below, extractor fan over, integrated fridge freezer and dishwasher, washer/dryer, dual aspect and French doors to patio and garden
- Separate utility room with matching cupboards and worktops, enclosed cupboard housing boiler
- Three bedrooms, all with fitted wardrobes
- Main bedroom with en suite shower room
- Modern family bathroom with white three piece suite
- Double glazing and gas heating, solar panels, fitted white wooden shutters throughout most of the property, Amtico flooring in the entrance hallway, cloakroom, kitchen/dining room and utility room
- Outside: Landscaped front and side gardens with lawn, mature hedging and planted borders. Rear garden with good size patio ideal for al fresco dining, leading to lawn area and superb summerhouse. The garden is enclosed by panel fencing and brick walling with pedestrian gate leading to brick paviour parking and detached garage

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

COUNCIL TAX BAND: E 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.

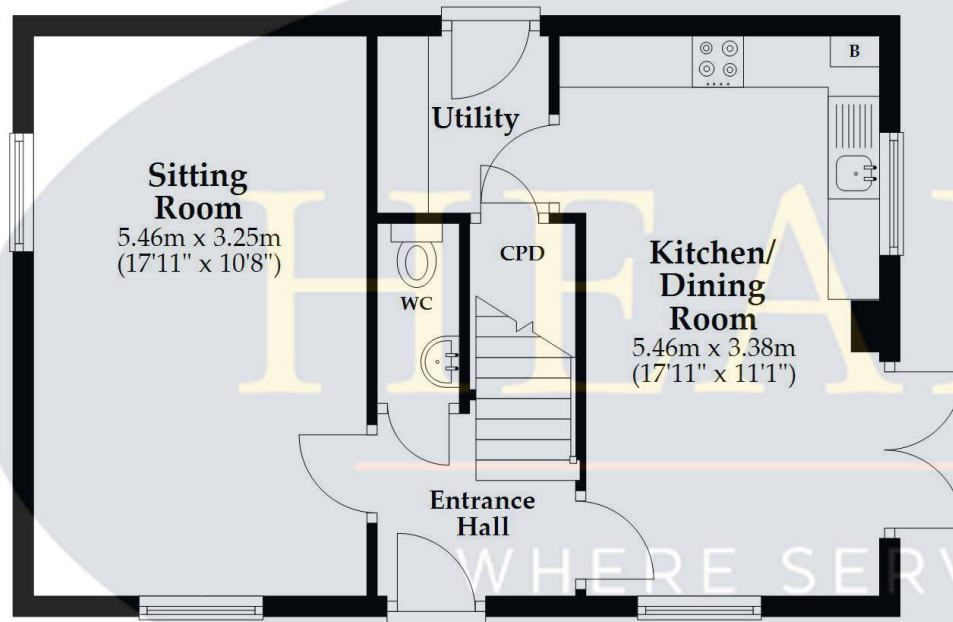




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

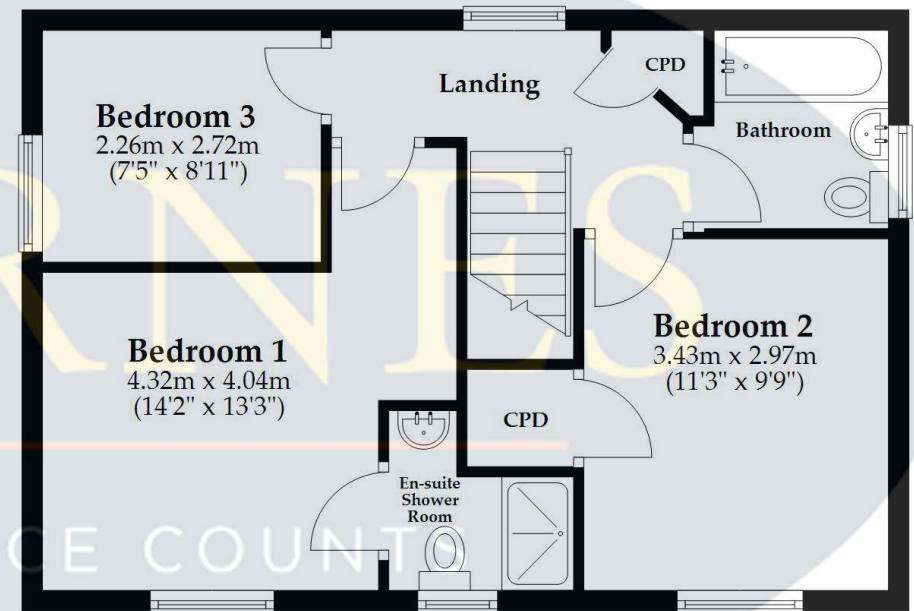
Ground Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 90.2 sq. metres (970.9 sq. feet)

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







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