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**Wimborne
Dorset, BH21 4FR**

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FREEHOLD PRICE £620,000

This attractive and generously proportioned family home offers four bedrooms and three bathrooms providing ample space for comfortable living. The superb kitchen/dining room is perfect for entertaining having a separate utility room. Outside a resin driveway provides off road parking leading to an integral garage. The property is located in a quiet cul de sac adjacent to SANG land which is ideal for dog walking and countryside strolls.

- Entrance hallway with under stairs storage cupboard
- Large sitting room with feature bay window
- Spacious kitchen/dining room with range of base and eye level units with complementary worktops, inset hob with extractor fan over, oven and grill, integrated fridge freezer, space for table and chairs, rear aspect window and French doors to garden
- Door to oversize garage
- Four good size bedrooms
- Main bedroom with mirror fronted built in wardrobes and luxury en suite shower room
- Bedroom two with en suite shower room and bedroom three benefitting from a built in wardrobe
- Modern family bathroom with white three piece suite and window
- Double glazing and gas heating
- Outside: Superb resin and brick paviour driveway giving ample off road parking leading to garage, matching side path leads to further resin patios and pathway with inset artificial grass area, stunning summerhouse/studio, attached storage shed. The garden is enclosed by panel fencing
- Estate charges: We understand from the vendor there is currently a monthly charge of £22.59 for communal areas

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: E EPC RATING: B

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.

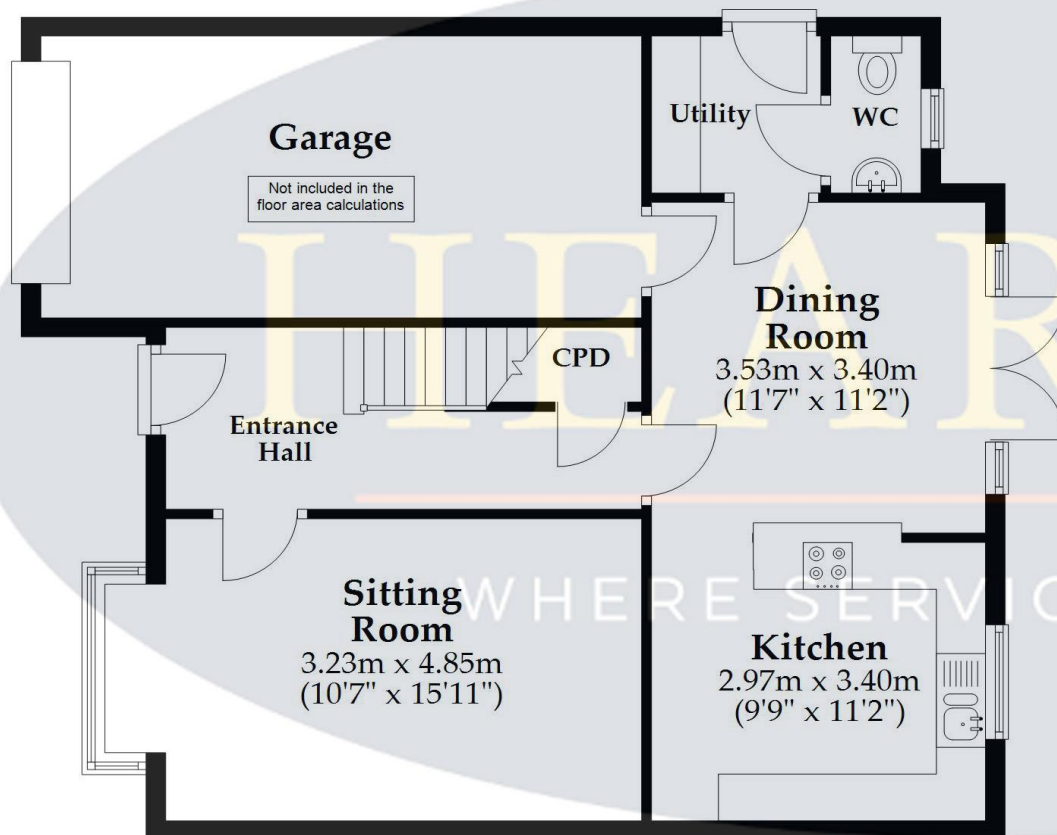




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

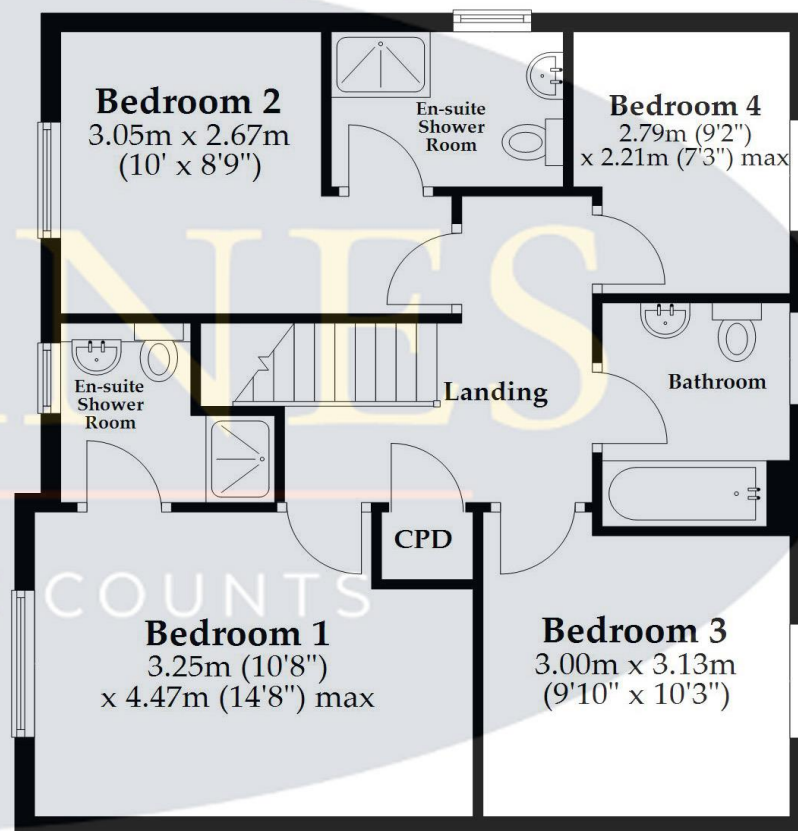
Ground Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

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







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