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**Oakwood Park  
Wimborne, Dorset, BH21 1UD**

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## FREEHOLD PRICE: £650,000

A brand new four bedroom detached family home with single garage and two parking spaces in a popular residential location close to river walks.

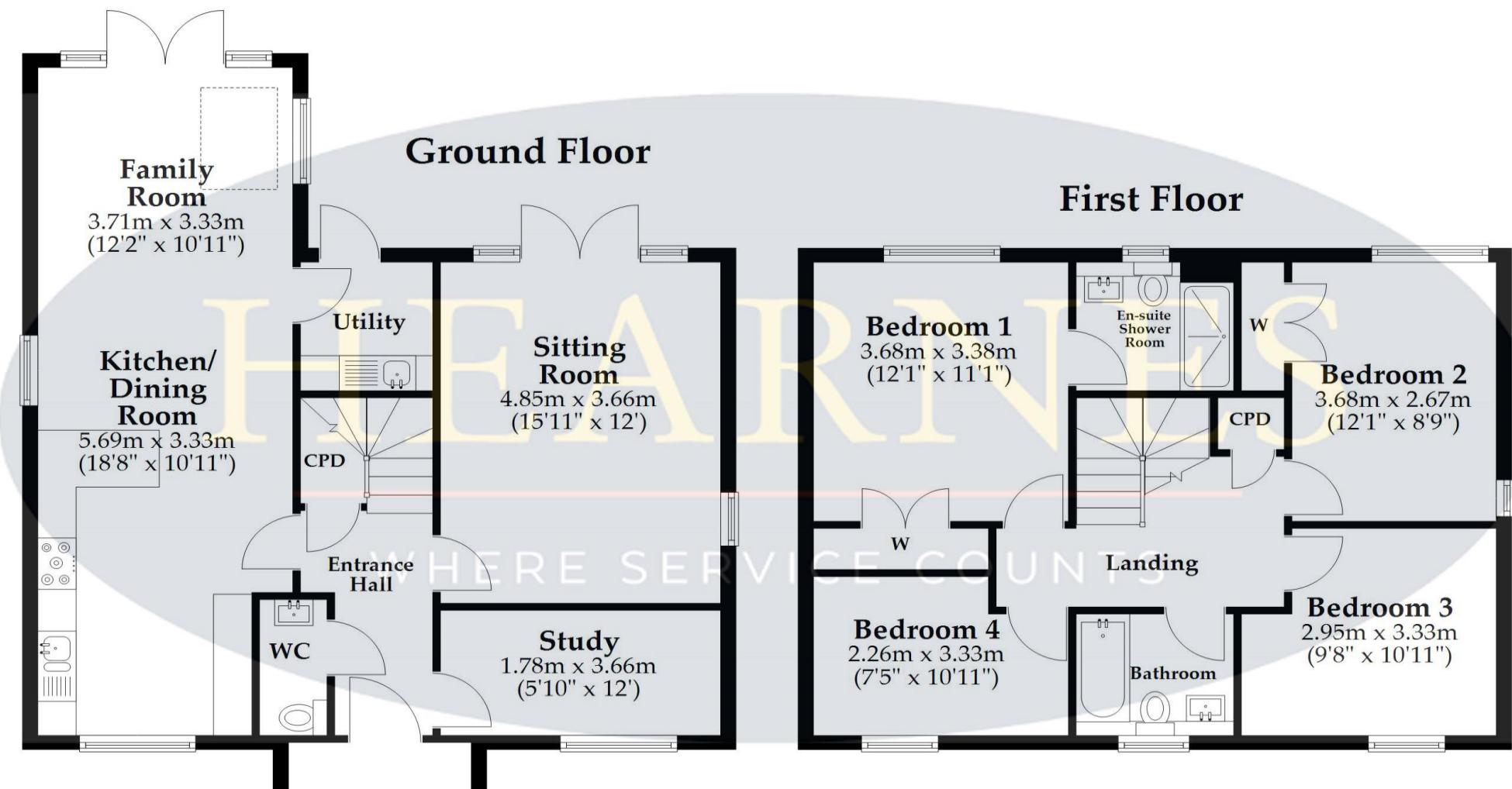
Space and flexibility abound in The Magnolia, with its extensive, open-plan family/kitchen/dining room stretching the length of the home and featuring an integrated Bosch double oven, dishwasher and fridge freezer as standard. The good-sized, fully carpeted sitting room also opens out to the garden through a set of French doors, flooding the room with natural light, and there is a utility room and private study for added convenience.

Upstairs, the light-filled, spacious bedroom one has the convenience of a fitted wardrobe for maximum storage and the privacy of an en-suite featuring a VADO shower with glass door. A shared bathroom, complete with Porcelanosa tiling and White Roca sanitaryware, serves the other bedrooms, with Bedroom 2 also enjoying a fitted wardrobe. To further add to this modern, high-specification home's energy efficiency, it comes complete with an EV charging point and PV panels as standard.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



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



