



HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 2FS



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## FREEHOLD PRICE: £565,000

An immaculate spacious three double bedroom, two bathroom detached family home with garage and landscaped garden set on the Saxonbury development built by Wyatt Homes, a highly regarded third generation local developer of fine quality homes in 2020.

- Entrance hall with high quality wood effect tiled flooring and low energy spotlights
- Separate cloakroom with wall mounted WC with Grohe flush system, wash hand basin set into a vanity unit and tiled walls and flooring
- Spacious contemporary kitchen/diner which has recently been upgraded with granite worktops, matt grey units, plantation shutters and stone splash back tiling, integrated Neff dishwasher, washer/dryer, double oven, ceramic hob and chimney style hood
- Generous size sitting room with triple aspect and gas feature fireplace, under stairs storage and twin double glazed French doors opening onto the patio
- Stairs, landing and bedroom carpets have all been upgraded with a luxury grey high pile
- Master bedroom with bespoke fitted wardrobes and en suite shower room with shower, wall mounted WC and wall mounted wash hand basin set in vanity unit, floor to ceiling tiles, ladder style heated towel rail
- Bedroom two with bespoke fitted wardrobes
- Contemporary family bathroom with large bath and mains shower over, wall mounted WC and wash hand basin set in a vanity unit and ladder style heated towel rail
- Enclosed landscaped rear garden with good size patio area ideal for al fresco dining, lawn area and timber workshop with power and light
- Detached garage with power and light and private door to rear garden
- Parking for two vehicles

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

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.



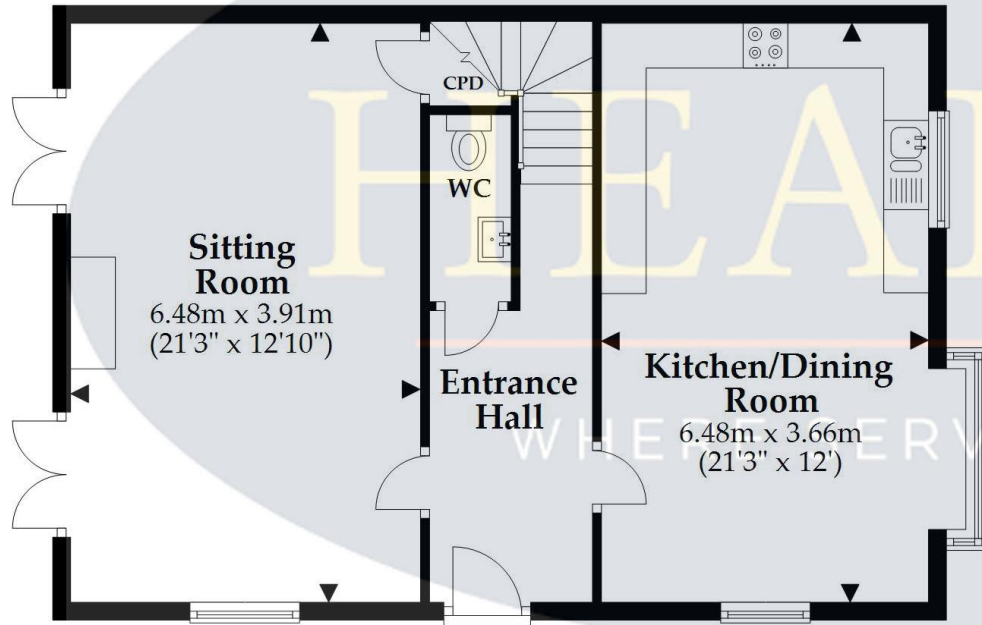




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

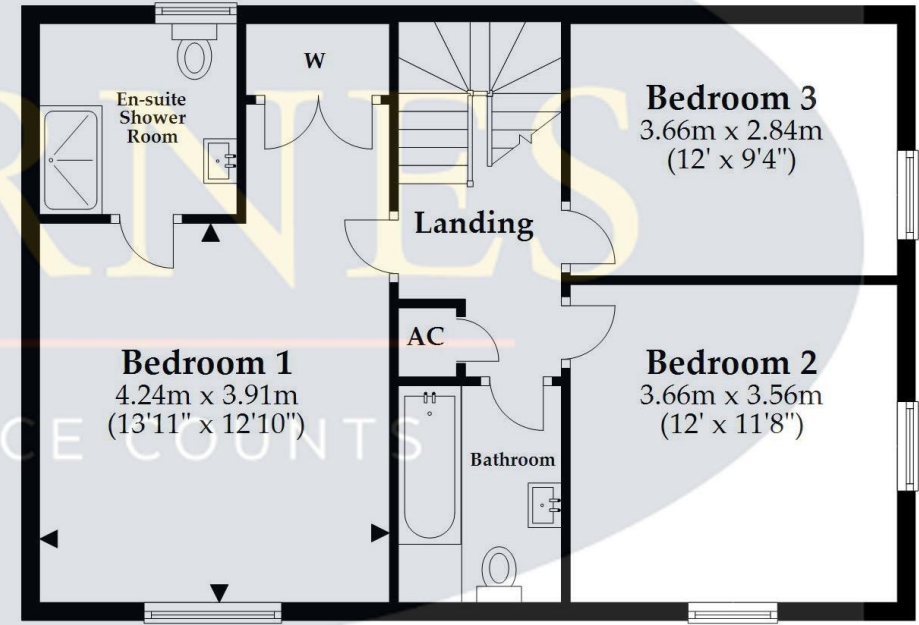
## Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



## First Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)

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









Riverside walk to Wimborne town centre



Open area for residents in the development



[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)

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