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**Wimborne, Dorset, BH21 2QQ**

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## FREEHOLD PRICE: £975,000

A superbly positioned and spacious detached family home offering four bedrooms, three reception rooms and three bathrooms with large kitchen/breakfast room and separate utility room with double garaging. The property is situated in an exclusive cul de sac location of four homes on the fringes of the town centre.

- Spacious entrance hallway, storage cupboard and cloakroom with wash hand basin and WC
- Large sitting room with brick open fireplace and dual aspect with glazed doors to terrace patio and garden
- Separate dining room and study overlooking the garden
- Generous size kitchen/breakfast room with range of base and eye level units with worktops, inset four ring gas hob, adjacent oven and grill, space for dishwasher and fridge/freezer
- Separate utility room with sink, base and eye level units, space for appliances
- Main bedroom having range of fitted wardrobes with luxury en suite shower room with under floor heating
- Bedroom two with mirror fronted wardrobes and luxury en suite shower room with under floor heating
- Bedroom three with mirror fronted wardrobes and bedroom four enjoying a rear aspect
- Modern fully tiled family bathroom with under floor heating
- Planning permission has been to build a contemporary style single storey, flat roof extension (with a lantern light) and combine ground floor rooms to create a large open plan kitchen/lifestyle room with doors to rear terrace
- Outside: The property is approached via a private terrace driveway leading to gravelled parking area which in turn leads to attached double garage with electric door
- The front garden is laid to lawn. The rear garden has a terraced patio area leading to large 'L' shaped lawn being enclosed by mature shrubbery and two established trees and panel fencing

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.

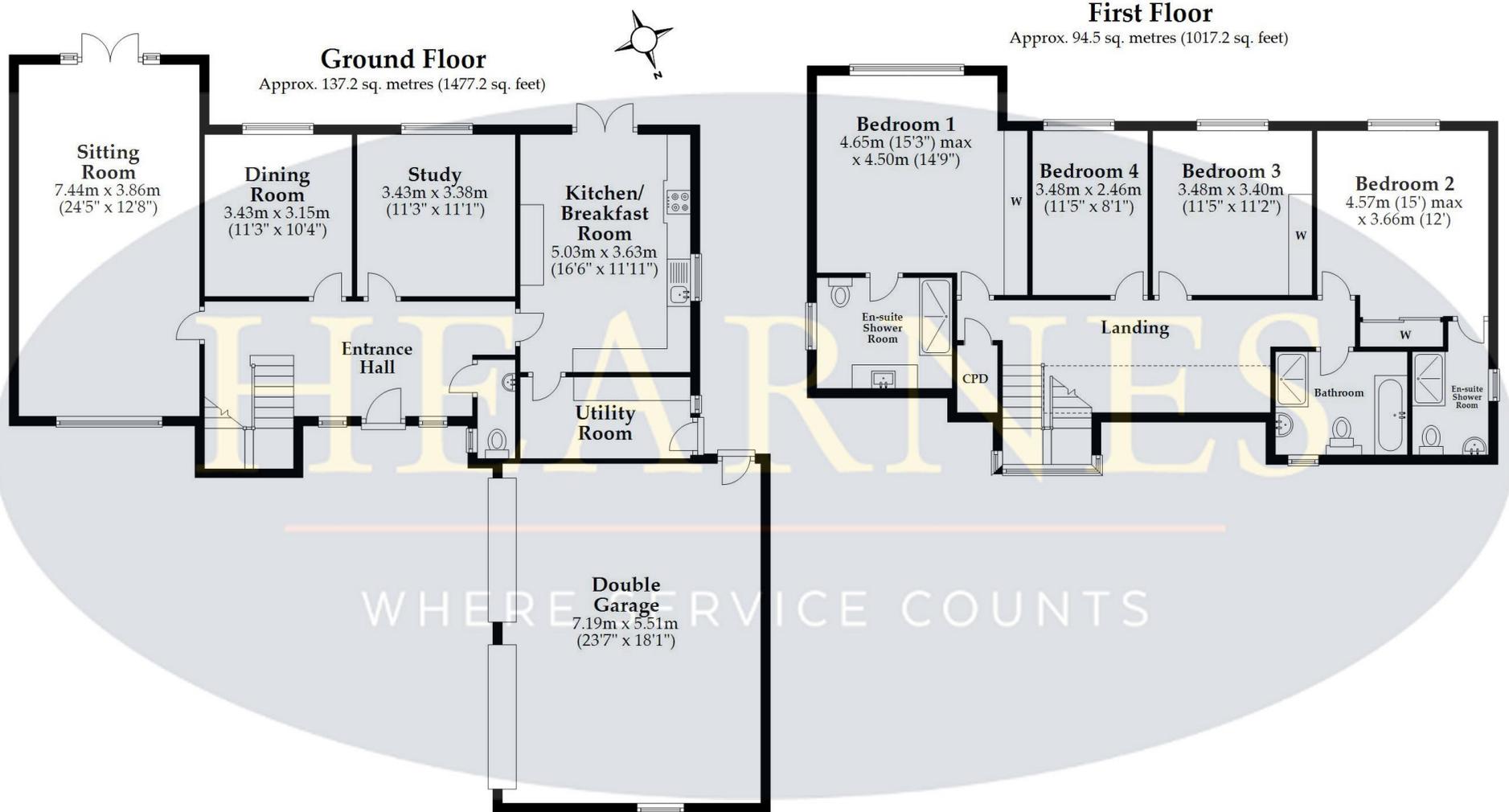
COUNCIL TAX BAND: G    EPC RATING: D

AGENTS NOTE: 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.





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



Total area: approx. 231.7 sq. metres (2494.4 sq. feet)

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







Waitrose

Town centre



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