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**Wimborne
Dorset, BH21 1LL**

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FREEHOLD PRICE £695,000

A stunning detached bungalow offering versatile accommodation with four bedrooms, spacious sitting/dining room, kitchen/breakfast room and separate utility room situated in a quiet cul-de-sac location on a good size plot, the property enjoys open aspect views, off-road parking and a triple size garage.

- Large entrance hallway with cloaks and airing cupboard
- Spacious 'L' shaped sitting/dining room with feature fireplace with inset coal effect gas fire, patio door onto terrace patio with open aspect views, arch through to dining room with French door to side elevation
- Good size kitchen/breakfast room with range of base and eye level units with complementary worktops, space for appliances, integrated fridge, breakfast bar and rear aspect window
- Separate utility room with base and eye level units with worktop and sink and door to garden
- Four generous size bedrooms
- Main bedroom with built in wardrobes and dressing table, dual aspect and en suite bathroom
- Bedroom two with built-in wardrobes and good size bedroom three and four (bedroom four currently used as a study)
- Family bathroom with separate shower cubicle
- Double glazing and gas heating
- Outside: landscaped front garden with steps leading up to front door with flowers and shrubs. A tarmac driveway gives off-road parking leading to triple size garage with electric up and over door
- Side access on both sides leading to private patio terrace leading onto large flat lawn enclosed by panel fencing and mature hedging

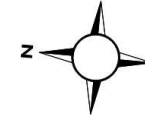
The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: D

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.





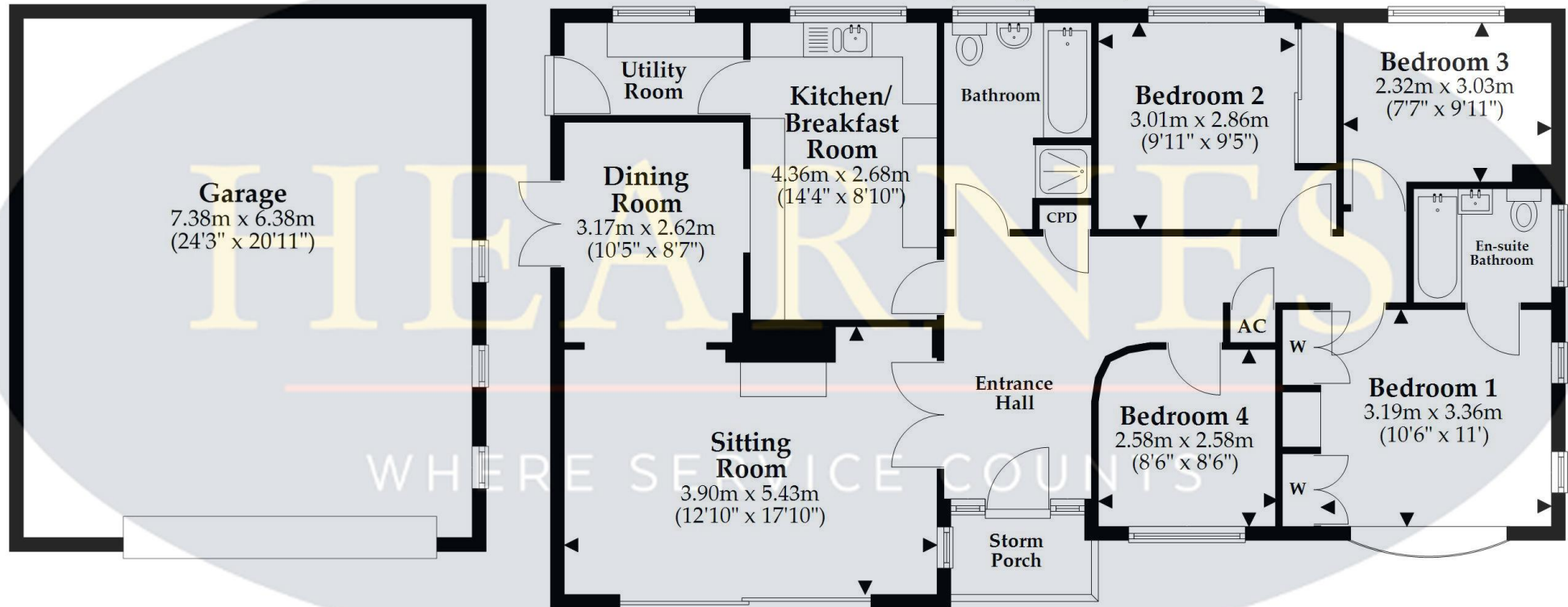


Lower Ground Floor

Approx. 47.1 sq. metres (506.8 sq. feet)

Ground Floor

Approx. 110.4 sq. metres (1187.9 sq. feet)
(excluding Storm Porch)



Main area: Approx. 110.4 sq. metres (1187.9 sq. feet)

Plus garages, approx. 47.1 sq. metres (506.8 sq. feet)

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





Private road





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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