

Wimborne  
Dorset, BH21 1TD

HEARNES

WHERE SERVICE COUNTS



# Wimborne, Dorset, BH21 1TD

## FREEHOLD PRICE: Offers in excess of £500,000

A well presented and spacious three-bedroom detached bungalow with a superb kitchen/breakfast room, modern bathroom and en suite shower room with off-road parking and a garage in a sought after, quiet cul-de-sac location. NO FORWARD CHAIN.

- Spacious entrance hallway with door into integral garage
- Kitchen/breakfast room with range of base and eye level units and pan drawers with complementary stone worktops, inset halogen hob with extractor fan over, adjacent oven and microwave oven above, integral tall fridge and separate freezer, dishwasher and wine cooler feature, central island with drawers, breakfast bar and dual aspect with door to garden
- Sitting room with French doors to garden and further set of French doors to sun conservatory
- Superb sun conservatory with doors into garden
- Main bedroom with built in mirror fronted wardrobes and en suite shower room with corner shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Two further double bedrooms
- Fully tiled bathroom with modern white suite bath, separate shower cubicle, vanity unit, wash hand basin, WC and ladder style heated towel rail
- Double glazing and gas heating
- Outside: off-road parking leading to integral garage with electric roller door with shingle front garden. Rear garden has a patio area and lawn with raised flower borders and shed, enclosed by panel fencing

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately two miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: D COUNCIL TAX BAND: E

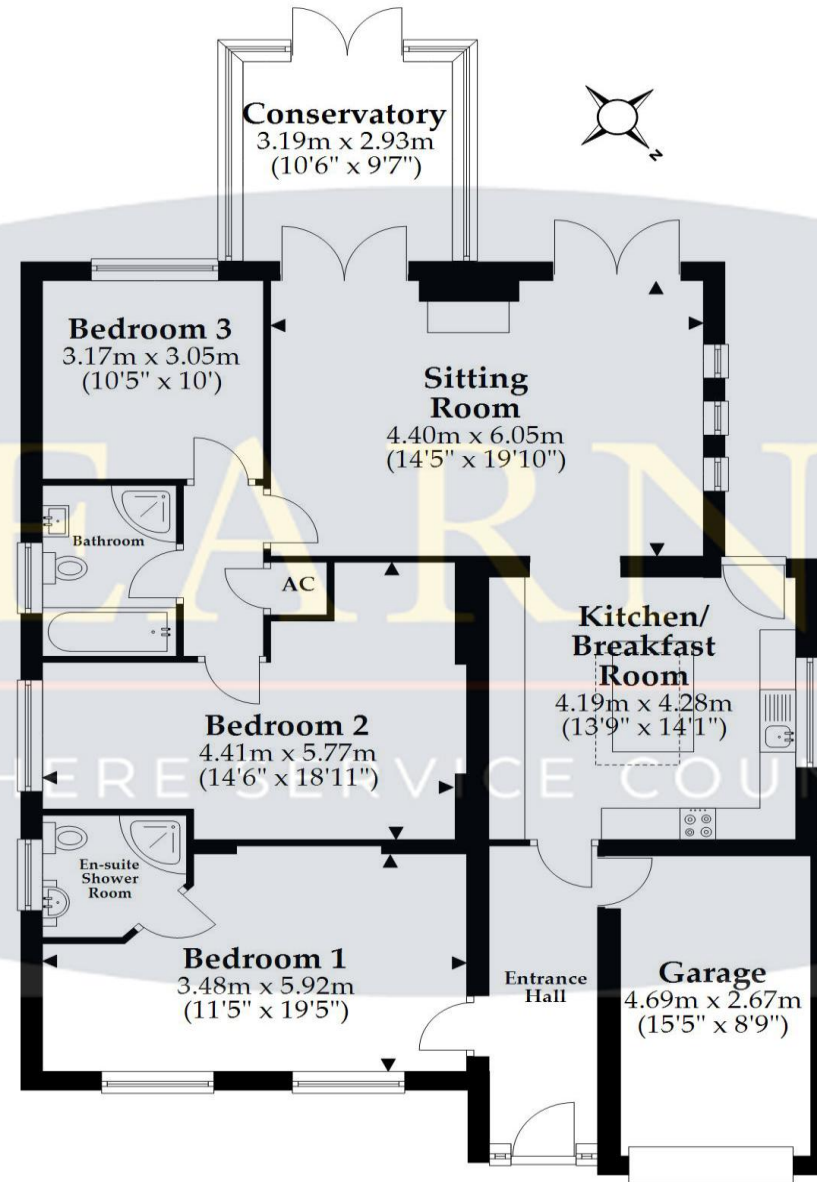
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





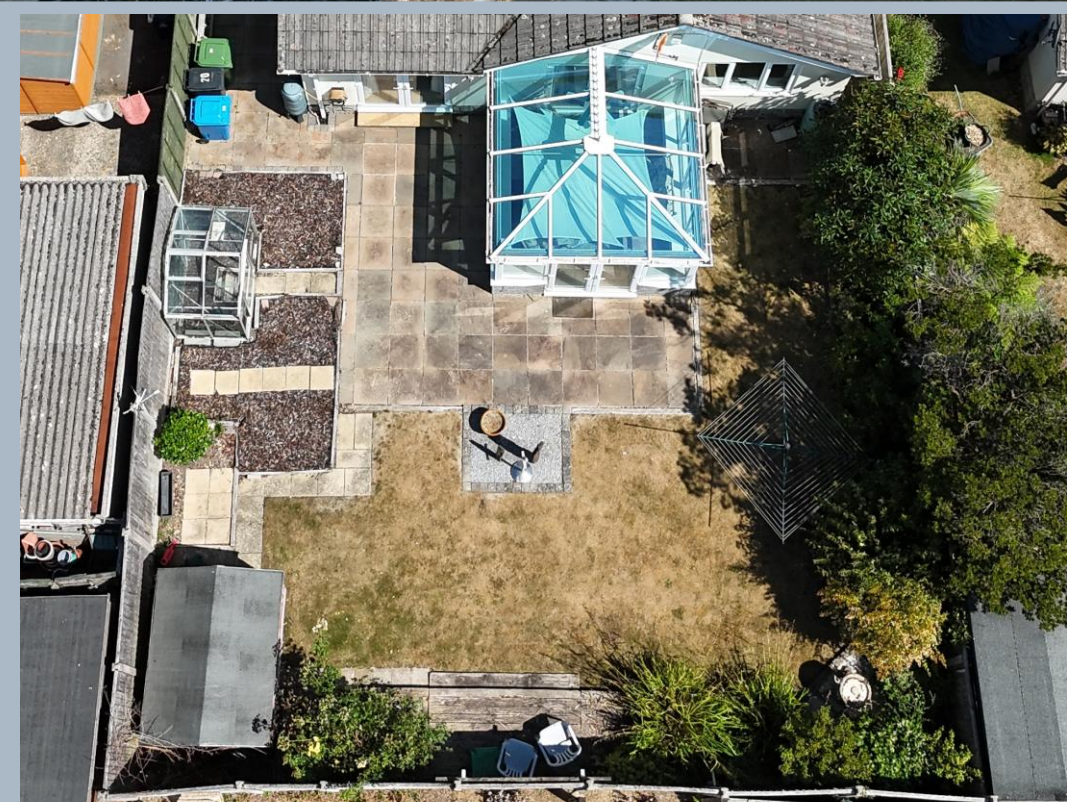
## Ground Floor

Approx. 143.4 sq. metres (1544.0 sq. feet)



Total area: approx. 143.4 sq. metres (1544.0 sq. feet)

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





# HEARNES

WHERE SERVICE COUNTS

[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)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD