



FOR SALE
HEARNNES
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Sole Agent

**Wimborne
Dorset BH21 1TL**

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FREEHOLD OFFERS IN EXCESS OF £450,000

A spacious four bedroom detached family home situated in a cul-de-sac location on the fringe of Wimborne. The property is offered with no forward chain and must be viewed to fully appreciate.

The property was built in the 1980's and offers spacious accommodation on the ground floor consisting of a good size living room leading to a conservatory, separate dining room, large kitchen/breakfast room and cloakroom. On the first floor there are three double bedrooms all with built in wardrobes, a further bedroom 4/study and family bathroom. The master bedroom benefits from a newly fitted en-suite shower room with double shower cubicle. The property also has the benefit of double glazing, gas fired central heating and an alarm system.

The house is set on a good size plot with front lawned area with off road parking leading to the double garage. The rear garden is superb being laid primarily to lawn with flower, shrub and tree borders and is elevated at the rear.

The property is situated approximately ¼ of mile from Wimborne town centre which offers an excellent range of shops, restaurants and public houses and well regarded schools.

COUNCIL TAX BAND: F EPC RATING: D



AGENTS NOTE: 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.



 **LJT SURVEYING** Total area: approx. 177.6 sq. metres (1911.4 sq. feet)

Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

