

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4EY**

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FREEHOLD PRICE GUIDE: £525,000

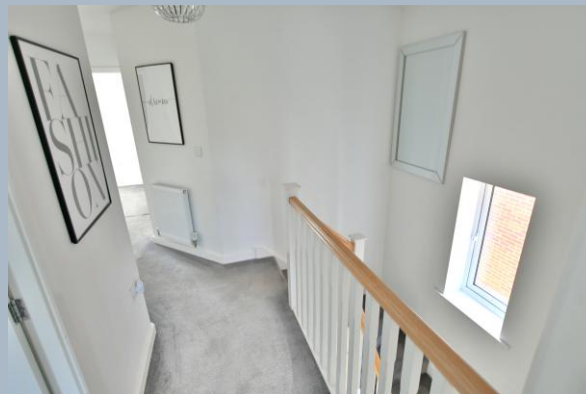
An immaculately presented four bedroom, two bathroom detached family home with a generous size kitchen/diner, separate utility room, cloakroom, garage and southerly facing landscaped private rear garden with countryside views and walks from the doorstep and approximately fifteen minutes' walk to the town centre. NO FORWARD CHAIN.

- Entrance hall with Karndean flooring which flows throughout the ground floor, quarter turn staircase leading to the first floor landing
- Kitchen/diner with a range of high gloss grey units and complementary worktops, integrated fridge freezer, dishwasher, built-in double oven and Bosch ceramic hob and chimney style hood over. There are double glazed French patio doors opening onto the landscaped garden
- Separate utility room with plumbing for washing machine and tumble dryer, worktop over and door to side of the property
- Spacious sitting room with bay window and plantation shutters
- Cloakroom with wall mounted wash hand basin and WC
- Landing with window and loft access
- Four bedrooms, two with fitted wardrobes. The main bedroom has an en suite shower room with double shower cubicle, pedestal wash hand basin, WC and heated towel rail
- Family bathroom with tiled floor, shower over the bath, wash hand basin set in a vanity unit and WC
- Separate garage and off road parking
- Enclosed south facing garden with patio, sun terrace and lawn area

This home is set on the Award-Winning Bloor Homes Development approximately two miles from the town centre with a large sang area which has footpaths and benches plus access to the Horns Inn public house.

COUNCIL TAX BAND: E EPC RATING: B

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.

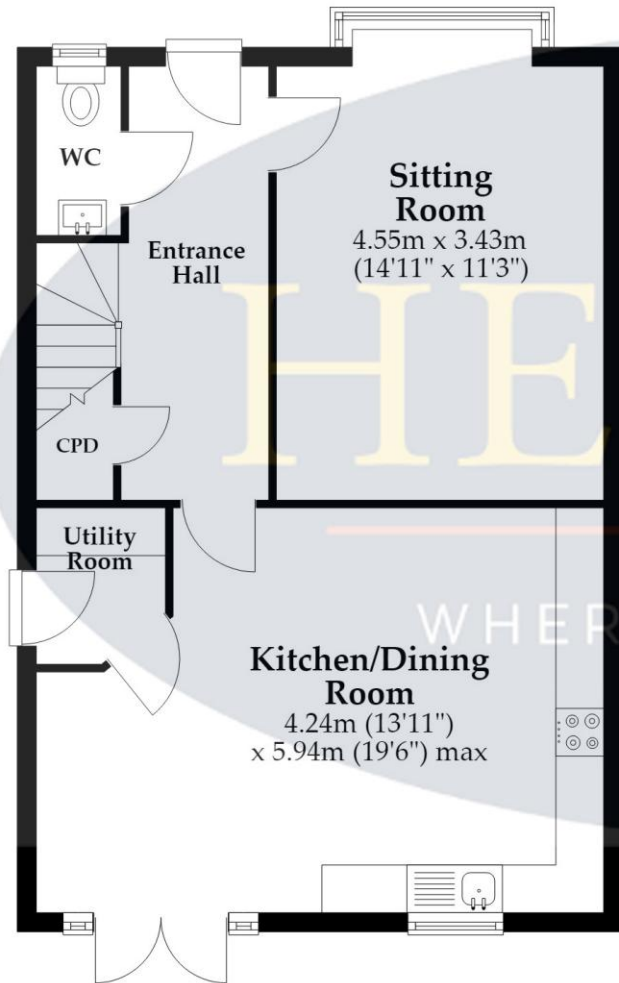




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

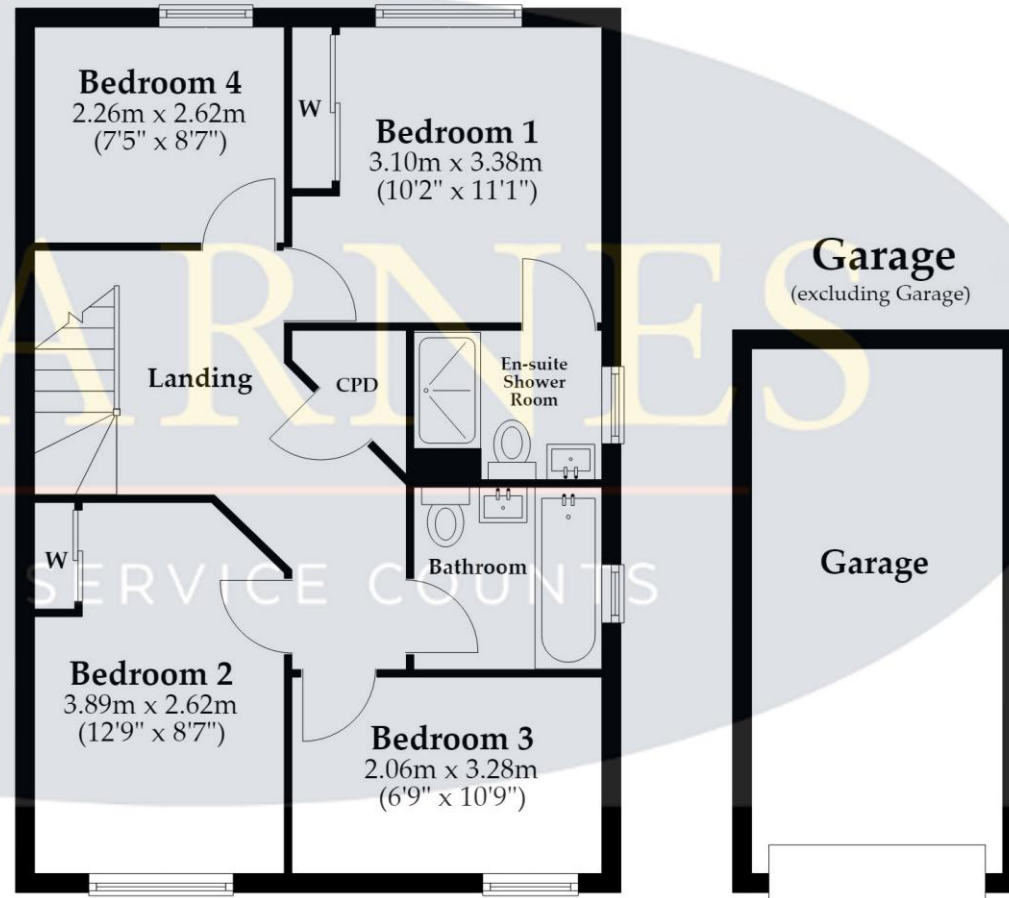
Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 106.2 sq. metres (1143.4 sq. feet)

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





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