



# HIVE



228 WIMBORNE ROAD WEST  
WIMBORNE  
BH21 2DY

## *Agent's introduction*

A beautifully presented four-bedroom detached home in a convenient, non-estate setting in Stapehill. Featuring spacious and versatile living areas, a stylish kitchen, and a stunning south-facing garden. Includes ample parking, a 41ft garage/workshop, and easy access to Ferndown, Wimborne, and local family pubs.



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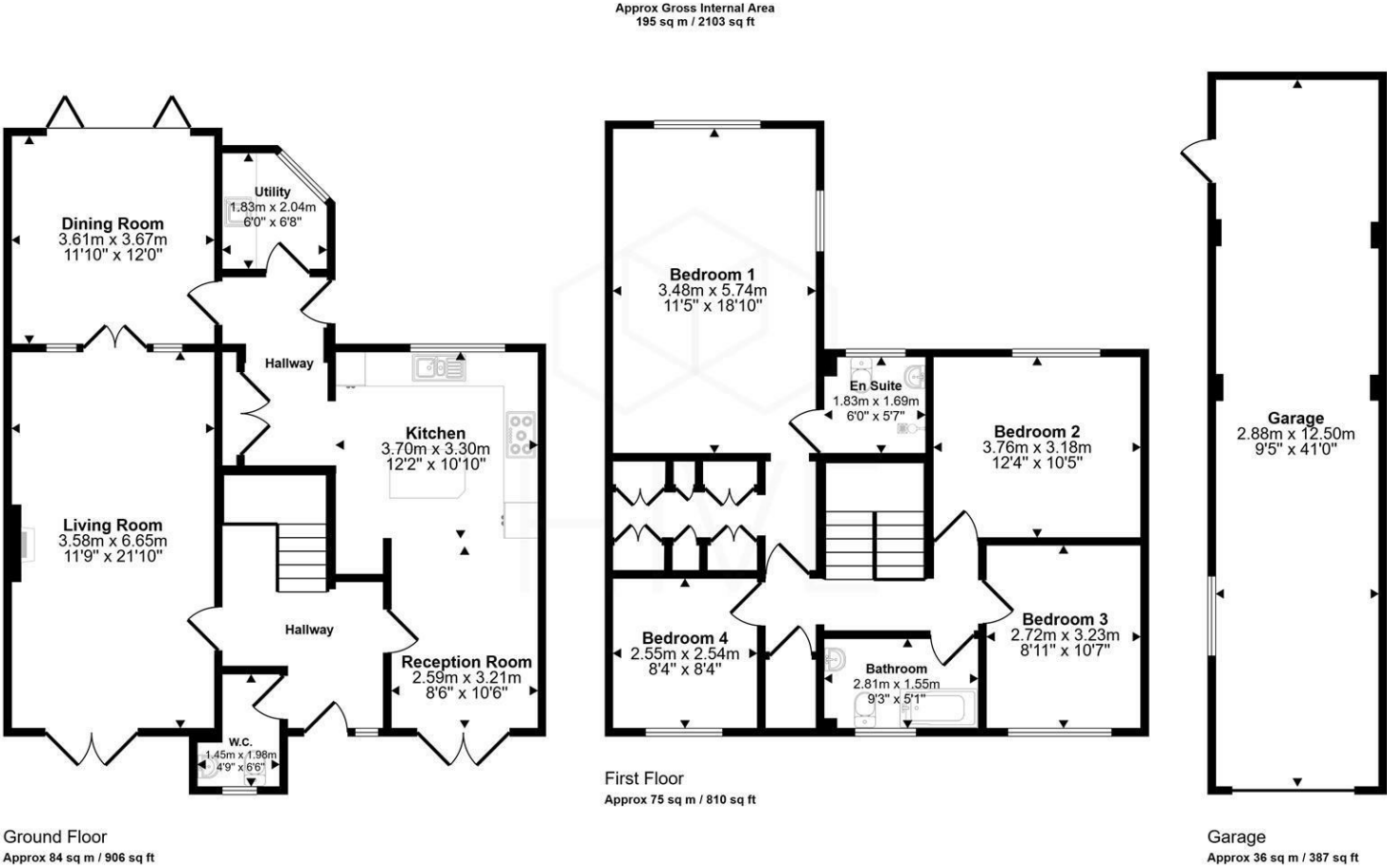
## Property highlights

- Detached four-bedroom, three-reception family home
- Established, non-estate location between Ferndown and Wimborne
- Stylish kitchen/breakfast room with central island and utility room
- 21ft sitting room with feature fireplace
- Dining room and separate study/reception room
- Spacious principal suite with dressing area and en-suite shower room
- Modern family bathroom
- Landscaped 75ft south facing garden with ornamental pond
- Detached tandem 41ft garage/workshop and generous driveway parking
- Gas central heating and double glazing



Floor plan and EPC

| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) A                                 | 70      | 82                                                                                  |
| (81-91) B                                   |         |                                                                                     |
| (69-80) C                                   |         |                                                                                     |
| (55-68) D                                   |         |                                                                                     |
| (39-54) E                                   |         |                                                                                     |
| (21-38) F                                   |         |                                                                                     |
| (1-20) G                                    |         |                                                                                     |
| Not energy efficient - higher running costs |         |                                                                                     |
| England & Wales                             |         | EU Directive<br>2002/91/EC                                                          |
|                                             |         |  |



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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