



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1AZ**

Wimborne, Dorset, BH21 1AZ

FREEHOLD PRICE £425,000

This is a superbly presented three bedroom detached bungalow situated in a sought after location above the town which is a short walk away. The property which was built about forty five years ago has in recent years been refurbished to a very high standard by the present owners.

The accommodation has a light and airy feel. Engineered oak flooring extends through the entrance hall into the sitting room and dining room. The flooring ideally compliments the contemporary internal doors. The sitting room has windows to south and west elevations. A delightful feature of this room is a slate hearth with recessed wood burning stove; there is a rustic bressummer beam above. The sitting room opens onto the dining room which again enjoys windows to two elevations. The kitchen has ample working surfaces with inset sink unit, gloss white wall and floor units providing an excellent range of storage, Bosch split level double oven together with a four burner gas hob with cooker hood over, integrated fridge/freezer, dishwasher and washer/dryer.

There are three good double bedrooms, two of which have fitted wardrobes. The third bedroom has casement doors to the rear garden and makes a delightful study. There is a well-appointed shower with fully tiled walls and a ceramic tiled floor, corner glass shower cabinet.

The set back garage is approached via a driveway which provides ample parking. The garage has been divided to create storage and a home office. The front and rear gardens are laid predominantly to lawn, dwarf stone walling and stone paved sitting area in the rear which is well enclosed by close board fencing.

The bungalow benefits from gas fired central heating and UPVC framed double glazed doors and windows together with UPVC soffits and fascias.

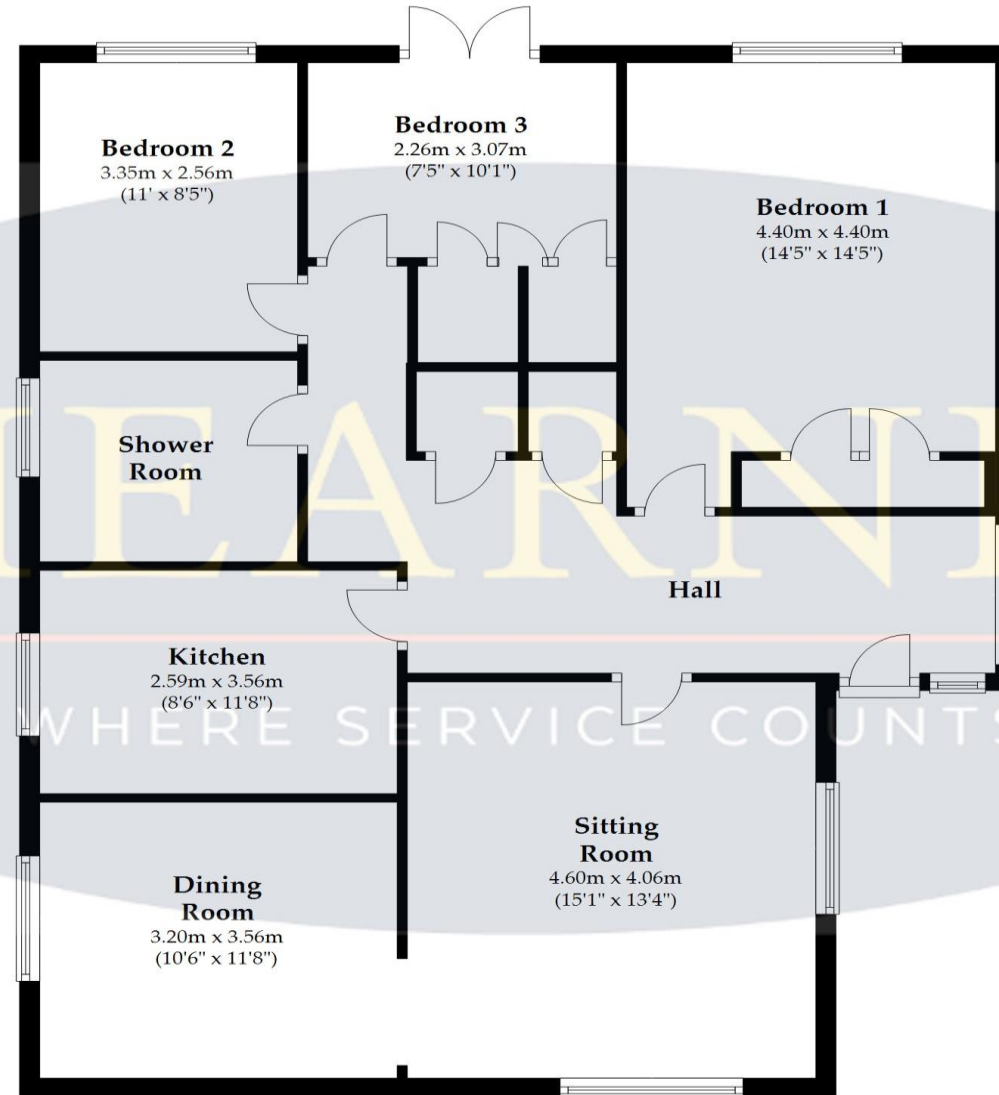
COUNCIL TAX BAND: E EPC RATING: D

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.



Ground Floor

Approx. 101.9 sq. metres (1096.7 sq. feet)



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



LJT SURVEYING Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

Plan not to scale and for illustrative purposes only. All internal 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

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

