



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2AD

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FREEHOLD PRICE: Offers in excess of £450,000

An attractive older style semi detached home, well presented throughout and offering ample off road parking. The property features three well proportioned bedrooms and a superb open plan kitchen/dining room with a vaulted ceiling creating a bright and spacious living environment. The kitchen leads through to a separate utility/cloakroom. The property benefits from a good size rear garden backing on to open fields providing delightful views and a pleasant sense of privacy.

- Entrance hallway with stairs to first floor landing
- Cosy sitting room with open fire and front aspect, bay window, sliding doors to separate dining area
- Open plan kitchen/dining area. Dining room with wood burner and storage cupboard. Kitchen with vaulted ceiling, range of base and eye level units with wooden worktops, integrated fridge and dishwasher, space for Range cooker, breakfast bar, window and door to garden
- Separate utility/cloakroom with matching units and worktop, space for washing machine and freezer, wall mounted boiler, sink, WC and side window
- Three bedrooms. Main bedroom with built in wardrobes and front bay window
- Modern bathroom with three piece suite, shower screen and shower over bath
- Double glazing windows and doors, new roof and rendering and gas heating
- Outside: A shingle driveway gives off road parking for a number of cars and EV charging point. Double gates provide access to the rear garden where there is an extensive patio area offering the perfect space for al fresco dining and outdoor entertaining. Beyond this there is a shaped lawn with an abundance of colourful and mature shrub borders creating an attractive garden setting. A further decked seating area provides further places to relax while two large garden sheds offer excellent storage. To the rear of the garden a further patio area enjoys delightful views across open fields

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

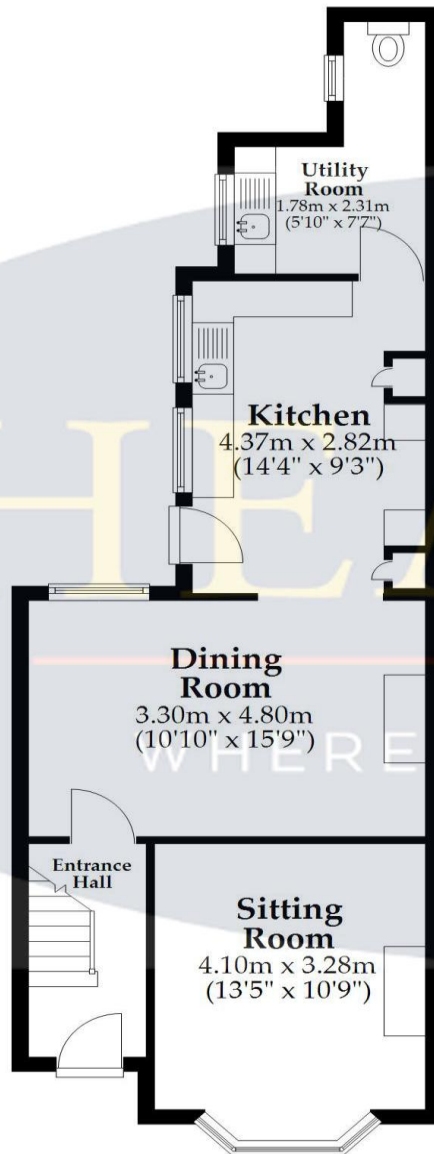




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

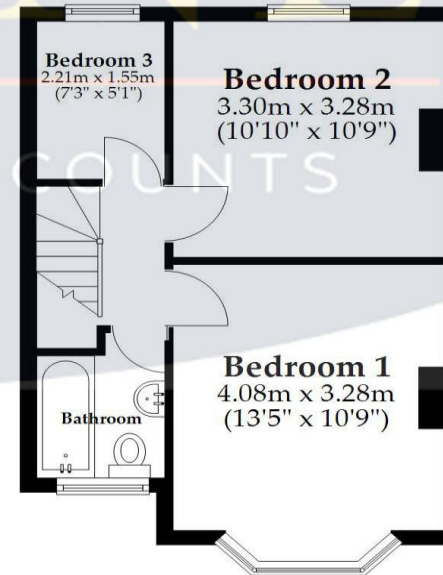
Ground Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

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





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