

FOR SALE

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Wimborne
Dorset, BH21 1QJ

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FREEHOLD PRICE: £650,000

This impressive four-bedroom property boasts versatile living space with stunning open plan sitting/dining/kitchen area with utility room and further reception room, three bathrooms, extensive off-road parking and a garage, situated on a generous size plot close to riverside walks and Wimborne town centre.

- Large entrance hallway with storage cupboard and cloakroom with WC and wash hand basin
- Good size reception room/bedroom five with fireplace with inset electric fire enjoying a dual front aspect with fitted shutters
- Spacious sitting/dining/kitchen area
- Modern kitchen with cream gloss base and eye level units with pan drawers and complementary worktops, inset 4 ring gas hob with extractor fan over and two built in ovens and grill, further matching base and eye level units with the worktops, superb central island with breakfast bar, inset wine rack and additional storage cupboards. Open plan into sitting/dining room with feature inset wood burner and double French doors leading onto patio and garden
- Separate utility room, with matching base units, integrated dishwasher and space for washing machine, side aspect window and door to garden
- Four good size bedrooms
- Main bedroom with fitted wardrobes, French door leading onto SUN BALCONY overlooking the garden with en suite shower room
- Bedroom two with fitted wardrobes and en suite shower room
- Family bathroom with white three-piece suite
- Double glazing and gas heating
- Outside: brick paviour driveway giving ample off-road parking leading to double gates giving further parking leading to extended length garage. The rear garden is a good size with patio and lawn area with flower, shrub and tree borders, log store, garden shed and garden office

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within 1.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: D COUNCIL TAX BAND: F

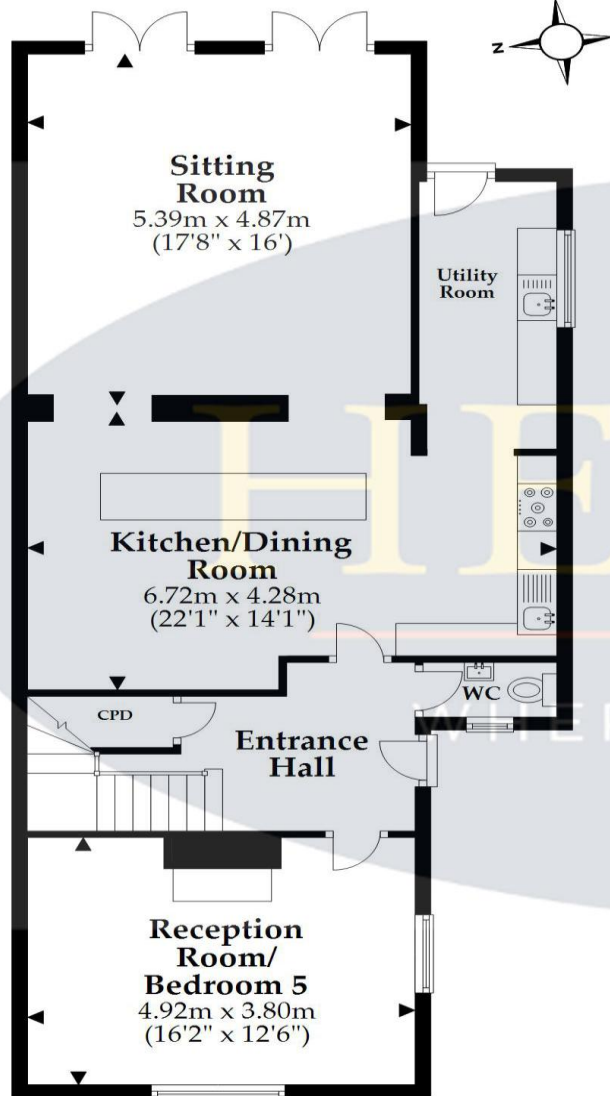
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





Ground Floor

Approx. 92.7 sq. metres (997.4 sq. feet)



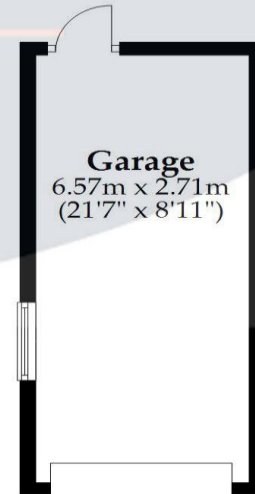
First Floor

Approx. 68.0 sq. metres (732.4 sq. feet)
(excluding Balcony)



Garage

Approx. 17.8 sq. metres (191.6 sq. feet)



Total area: approx. 178.5 sq. metres (1921.5 sq. feet)

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





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