

**Wimborne
Dorset, BH21 1HZ**



HEARNES

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Wimborne, Dorset, BH21 1HZ

FREEHOLD PRICE £570,000

A superb split-level detached family home situated in a quiet cul-de-sac within walking distance of Wimborne town centre, offering four bedrooms, two reception rooms and a stunning open plan sitting/dining/kitchen area. The property also benefits from a separate utility room, off-road parking and an oversized garage making it ideal for modern family living.

- Entrance porch with feature stone flooring with space for cloaks and boots & shoes
- Superb open plan sitting/dining/kitchen area with feature wood effect quality flooring with inset gas log effect fire. Modern fitted kitchen with soft close base and eye level units and pan drawers, complementary granite worktops with inset induction hob and double oven, integrated dishwasher and fridge freezer with space for table and chairs
- Separate utility room with base and eye level units with worktops and sink, space for washing machine, door to garden and garage
- Modern cloakroom with WC, vanity unit with wash hand basin and ladder style heated towel rail
- Steps lead down to study/garden room and playroom
- Spacious playroom with boiler cupboard and good size study with patio door to garden
- Stairs from sitting room to first floor landing
- Two double bedrooms and shower room with double shower cubicle, wash hand basin and WC with fitted cupboards and fully tiled
- Stairs to second floor landing
- Main bedroom with built in wardrobes and en suite bathroom
- Bathroom with bath, vanity unit with wash hand basin and WC, fully tiled walls and ladder style heated towel rail
- Bedroom two with fitted wardrobes
- Double glazing and gas heating
- Outside: two driveways giving off-road parking, one leading to oversized garage with electric door. Small front lawn with hedging and pathway to front door and side access to rear garden. The rear garden has patio area leading to lawn with an abundance of flower and shrub borders enclosed by panel fencing and brick walling

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 walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: C

COUNCIL TAX BAND: E

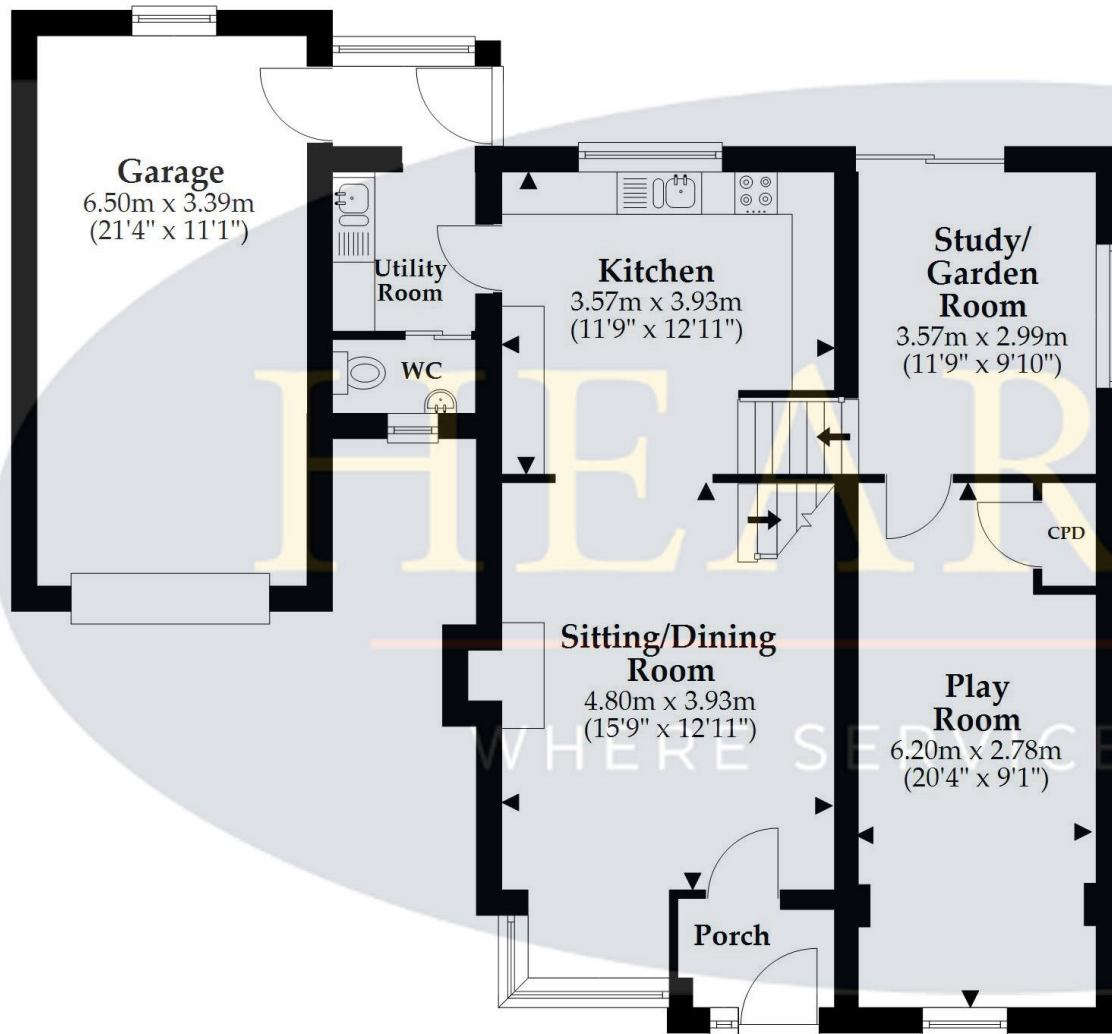
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





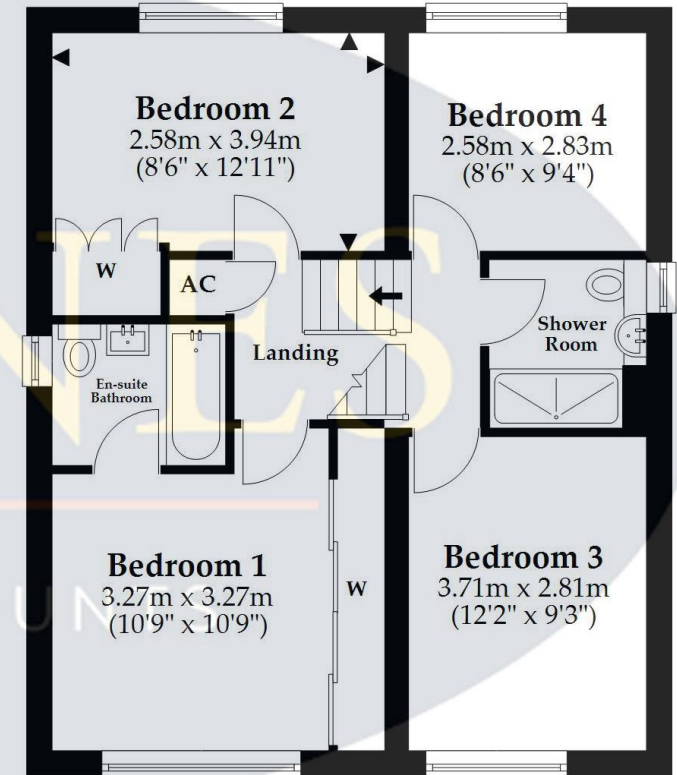
Split Level Ground Floor

Main area: approx. 75.9 sq. metres (817.4 sq. feet)
Plus garages, approx. 22.9 sq. metres (246.0 sq. feet)



Split Level First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Main area: Approx. 135.5 sq. metres (1458.2 sq. feet)

Plus garages, approx. 22.9 sq. metres (246.0 sq. feet)

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







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