

HEARNES

WHERE SERVICE COUNTS



Wimborne, Dorset, BH21 1BP

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FREEHOLD PRICE: £650,000

A well proportioned five bedroom, two bathroom, three reception room detached family home with double garage set on a generous corner plot in a cul-de-sac location and within easy reach of the town centre. NO FORWARD CHAIN.

- Generous entrance hall with cloakroom and stairs to first floor
- Cloakroom with wall mounted wash hand basin and WC
- Kitchen/diner with a range of wooden units and complementary worktops, double oven, gas hob and space for fridge
- Separate utility room with plumbing for washing machine and access to the side entrance
- Dual aspect sitting room with archway to dining room and double glazed sliding doors opening onto the garden. The dining area has a door to the kitchen and picture window looking out to the rear garden
- Good size study with bay window and front aspect
- Generous size landing with five double bedrooms. The main bedroom has twin aspect fitted wardrobes and an en suite shower room with corner shower cubicle, wash hand basin and WC set into fitted furniture. Three of the other bedrooms have fitted wardrobes
- Family bathroom with 'p' shaped bath and shower over, wash hand basin and WC set into fitted furniture
- Outside: An established private south/south east facing garden with two patios. There is a double garage and ample parking

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: F 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.





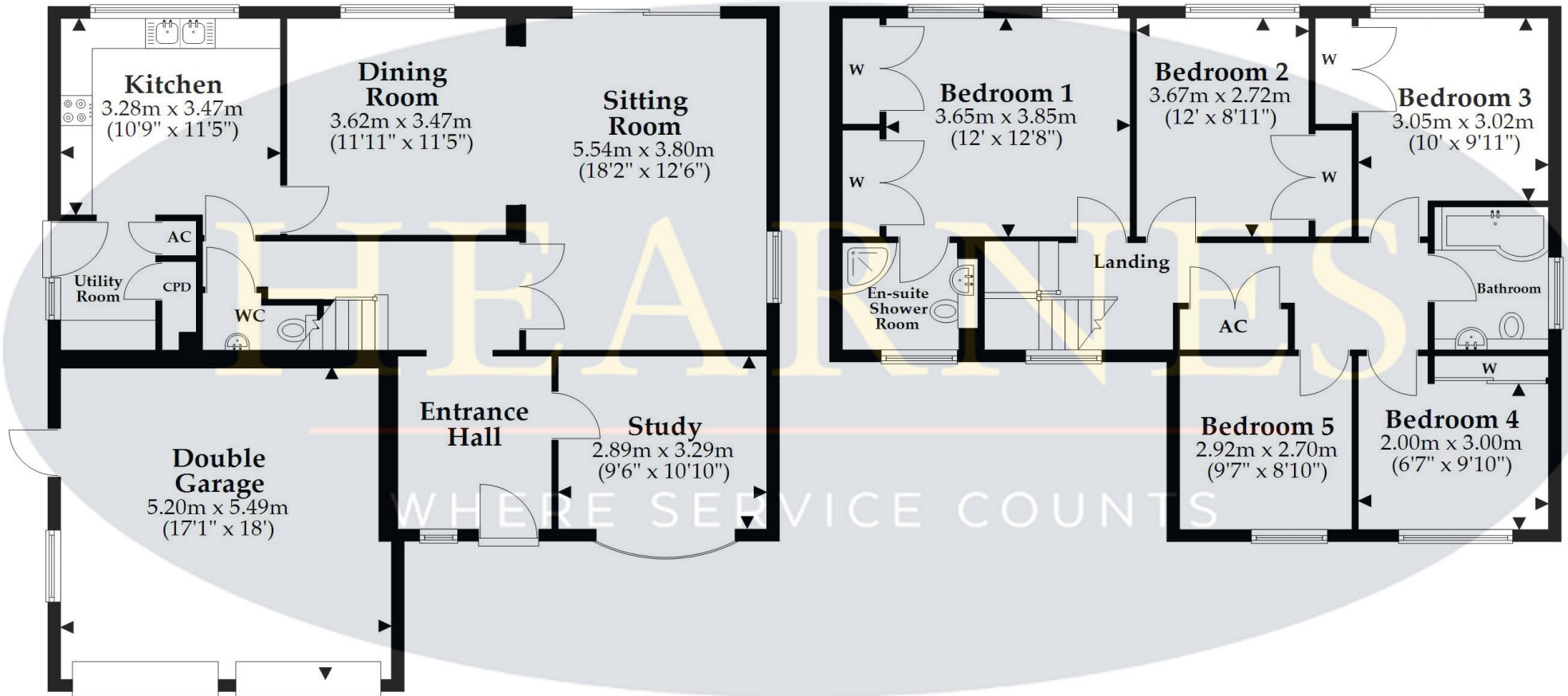
Ground Floor

Main area: approx. 79.4 sq. metres (854.4 sq. feet)
Plus garages, approx. 29.6 sq. metres (319.1 sq. feet)



First Floor

Approx. 79.3 sq. metres (853.5 sq. feet)



Main area: Approx. 158.7 sq. metres (1708.0 sq. feet)
Plus garages, approx. 29.6 sq. metres (319.1 sq. feet)

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





Wesley Wood



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