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Wimborne
Dorset, BH21 4FH

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FREEHOLD PRICE: Offers in excess of £575,000

This spacious four bedroom family home has two bathrooms, a generous dual aspect sitting room, large kitchen/dining/family room, separate utility room, garage and off road parking situated within walking distance of the town and surrounded by countryside walks from the doorstep. Set on one of the most popular new build developments in Wimborne this particular home was the original show home with upgrades and is one of Bellway Homes artisan collection.

- Entrance hall with Karndean flooring and feature wallpaper which continues up the stairs to the first floor
- Generous size dual aspect sitting room with superior lighting as fitted for the show home
- Open plan dual aspect kitchen/dining/family room with double glazing French doors opening onto the patio. The kitchen is finished in a range of matt white units and complementary quartz worktops, integrated fridge freezer and integrated dishwasher, built in AEG oven induction hob and chimney style hood
- Separate utility room with range of matt white units and complementary quartz worktop with integrated sink and understairs storage cupboard
- Cloakroom with part tiled walls, wall mounted wash hand basin and WC
- Spacious and light landing with storage cupboard
- Four bedrooms, three with space for free standing wardrobes and two with fitted wardrobes, another also enjoys dual aspect countryside views
- Main bedroom with en suite shower room with fully tiled walls, double shower cubicle, wall mounted wash hand basin and WC
- Family bathroom with bath and shower over, wall mounted wash hand basin, WC and heated towel rail
- Outside: Garage with two velux windows, vaulted ceiling, power and light (this garage used to be the sales office and had two sets of double glazed French patio doors opening onto the decking - the steel lintels are still in place to create a summer house)
- Two private sunset gardens either side of the property, one with sun decking area, ideal for al fresco dining
- Maintenance: We understand from the vendor this is approximately £300 per annum for maintenance of the communal landscaped areas

The location of the property combines the advantage of 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.

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.

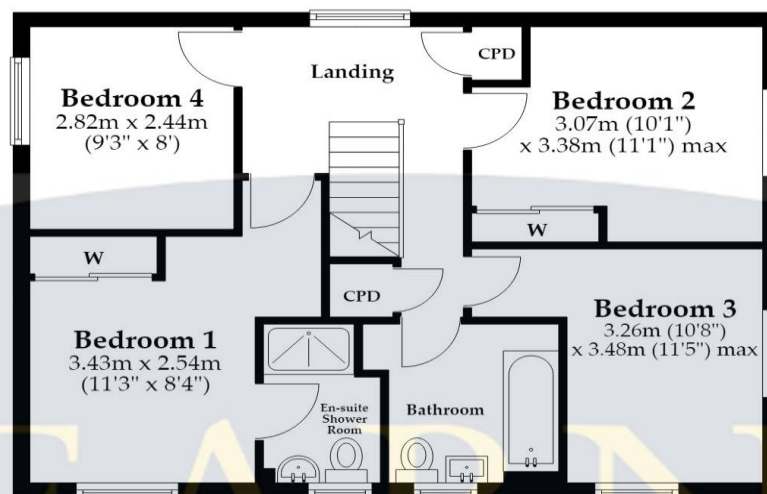




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

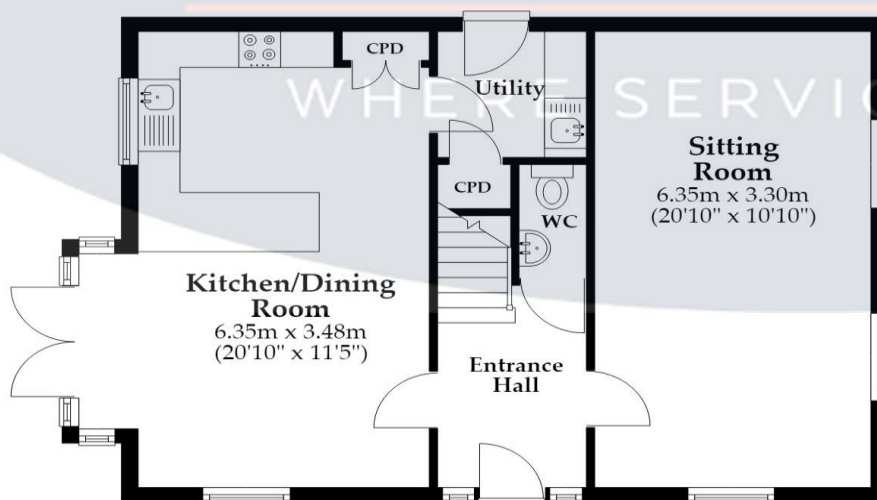
First Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



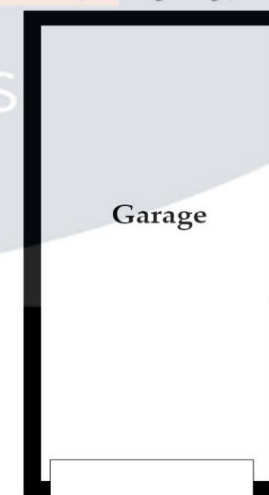
Ground Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



Garage

(excluding Garage)



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

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





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