



# HIVE

39 WINNOW CLOSE  
WIMBORNE  
BH21 4GG





## *Agent's introduction*

A stylish four-bedroom detached home, built in 2022 and set on a desirable corner plot within the popular Wimborne Chase development, within walking distance of Wimborne town centre, local schools, and amenities.



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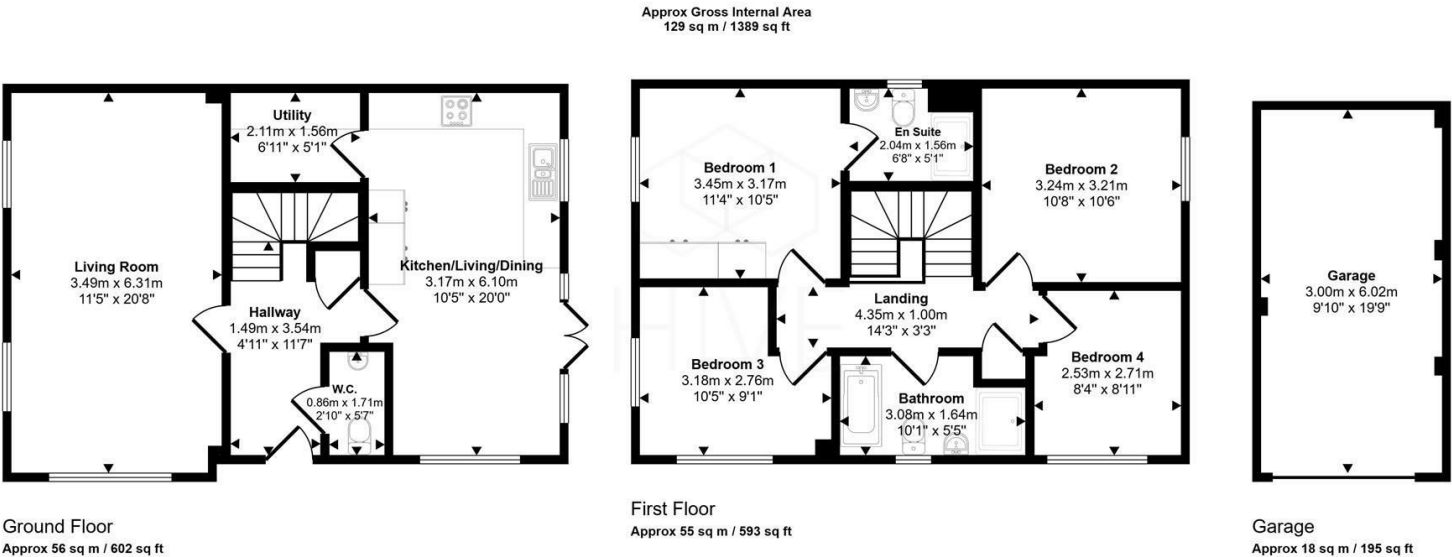
## *Property highlights*

- Attractive four-bedroom detached home built in 2022
- Positioned on a sought-after corner plot within Wimborne Chase
- Approx. 1,227 sq. ft. of modern living space
- Bright dual-aspect living room
- Spacious open-plan kitchen/dining room with French doors to garden
- Fully fitted kitchen with stylish units and integrated appliances
- Principal bedroom with en-suite and fitted wardrobes
- Three further well-proportioned bedrooms plus family bathroom
- Landscaped private garden, perfect for entertaining
- Driveway parking & garage,





Floor plan and EPC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>84</b> |                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |





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