



Wimborne, Dorset, BH21 2BZ

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FREEHOLD PRICE: £750,000

A spacious four-bedroom, three reception room detached family home set within an exclusive graveled courtyard development. Built in 1994 in an attractive barn style design, the property offers versatile accommodation with off-road parking and a double garage

- Covered entrance porch
- Impressive welcoming entrance hallway with modern cloakroom, understair cupboard and large cloak cupboard
- Generous size sitting room with feature wood burner and two sets of French doors leading to garden
- 'L' shaped dining room enjoying a front aspect
- Good size study and bedroom four
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, inset gas hob with adjacent electric oven and grill, integrated fridge freezer and space for dishwasher, tiled flooring and space for table and chairs, rear aspect window and door to garden
- Separate utility room with units, worktop, skin and space for appliances and wall mounted boiler
- Feature first floor landing with high gable ceiling with exposed timbers
- Three very large bedrooms
- Main bedroom with built in wardrobes enjoying a dual aspect with en suite bathroom with separate shower cubicle
- Bedroom two enjoys a dual aspect with built in wardrobe and bedroom three also benefits from a built in wardrobe
- Family bathroom with separate shower cubicle
- Sealed unit double glazing and gas heating
- Outside: the front garden has small lawn areas with flower beds and a gravel driveway giving off road parking leading to detached double garage with two up and over doors. The rear garden enjoys a good degree of privacy having a paved terrace area leading to large flat lawn with tree, shrub and flower borders

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: C

COUNCIL TAX BAND: G

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. Residence association to pay approximately £130 per quarter to cost of maintaining the drive, communal areas and lighting



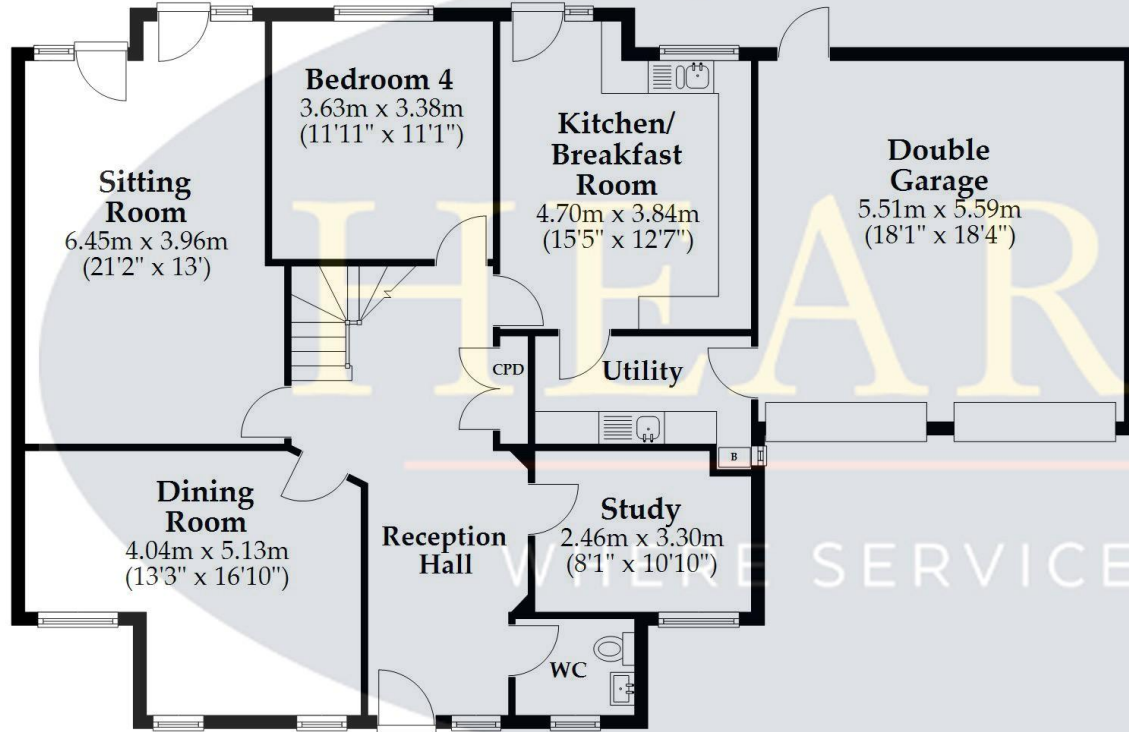


Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.



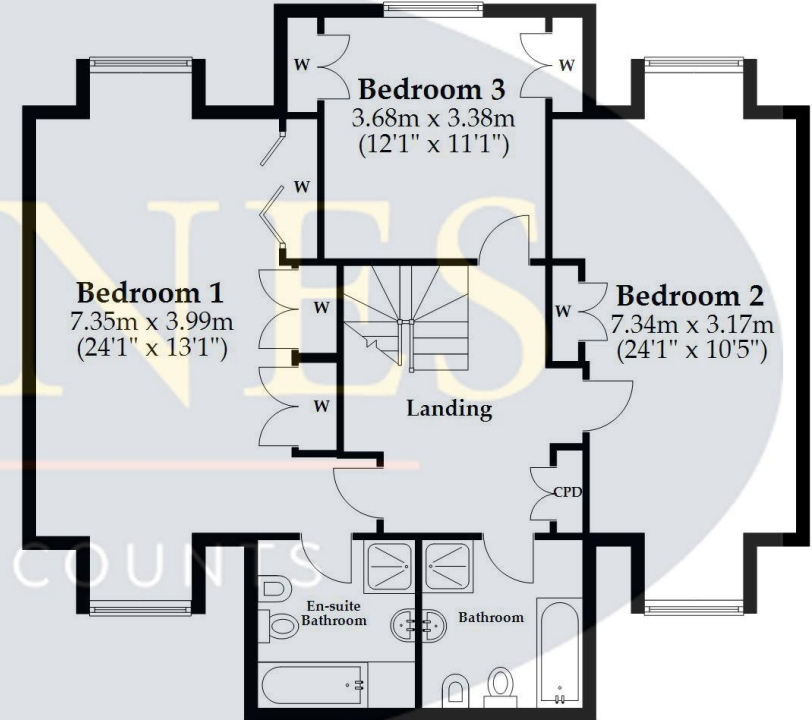
Ground Floor

Main area: approx. 109.2 sq. metres (1175.3 sq. feet)
Plus garage, approx. 30.8 sq. metres (331.5 sq. feet)



First Floor

Approx. 98.5 sq. metres (1059.9 sq. feet)



Main area: Approx. 207.7 sq. metres (2235.3 sq. feet)
Plus garage, approx. 30.8 sq. metres (331.5 sq. feet)

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







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