



FOR SALE

Wimborne
Dorset, BH21 1QH

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FREEHOLD PRICE: £565,000

An extended detached family home offering three bedrooms, three reception rooms as well as a kitchen/lifestyle room with ample off road parking situated in a popular location within easy access to open countryside and the River Stour.

Ground floor

- Large entrance hallway with wooden flooring continuing throughout most of the ground floor
- Good size sitting room with wood burner and front aspect bay window
- Generous size dining room/playroom with feature fireplace with inset gas fire, front aspect bay window
- Separate study with rear aspect
- Utility/cloakroom with space for washing machine and tumble dryer, wash hand basin and WC
- Spacious kitchen/lifestyle room. Kitchen with base units and complementary stone worktops and butler sink, space for appliances, space for island, table and chairs and sofa, rear aspect window and French doors to garden, under floor heating in the lifestyle area

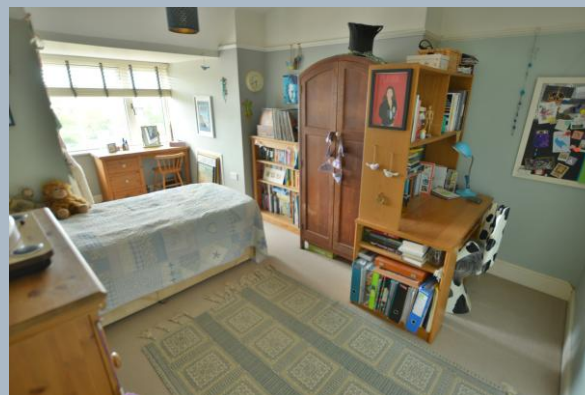
First floor

- Three good size double bedrooms. Main bedroom with modern en suite shower room
- Family bathroom with modern three piece suite
- Double glazing and gas heating
- Outside: Brick paviour driveway giving off road parking for a number of cars with high hedging to the front and side access. The rear garden has a paved patio area leading to a good size lawn with two sheds enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town is less than a mile (approximately 10 minute walk) where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E (BCP Council) EPC RATING: D

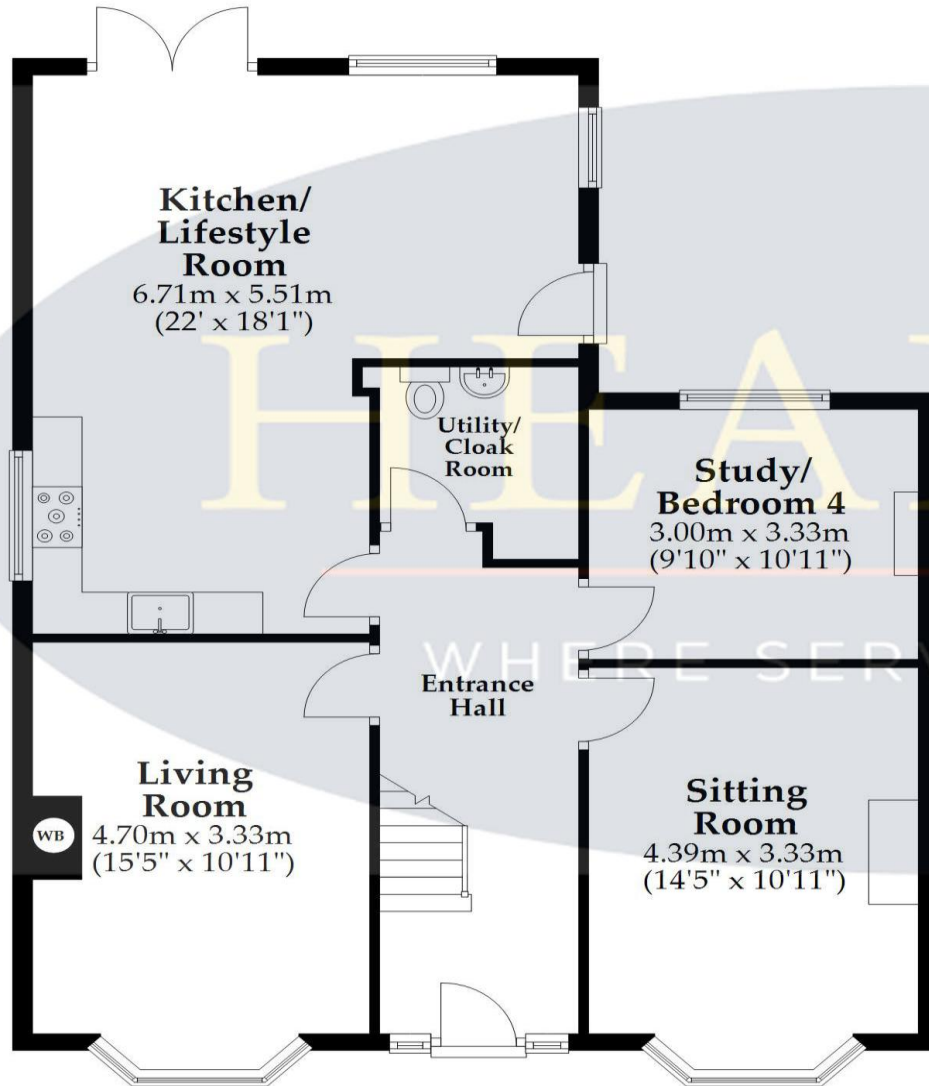
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



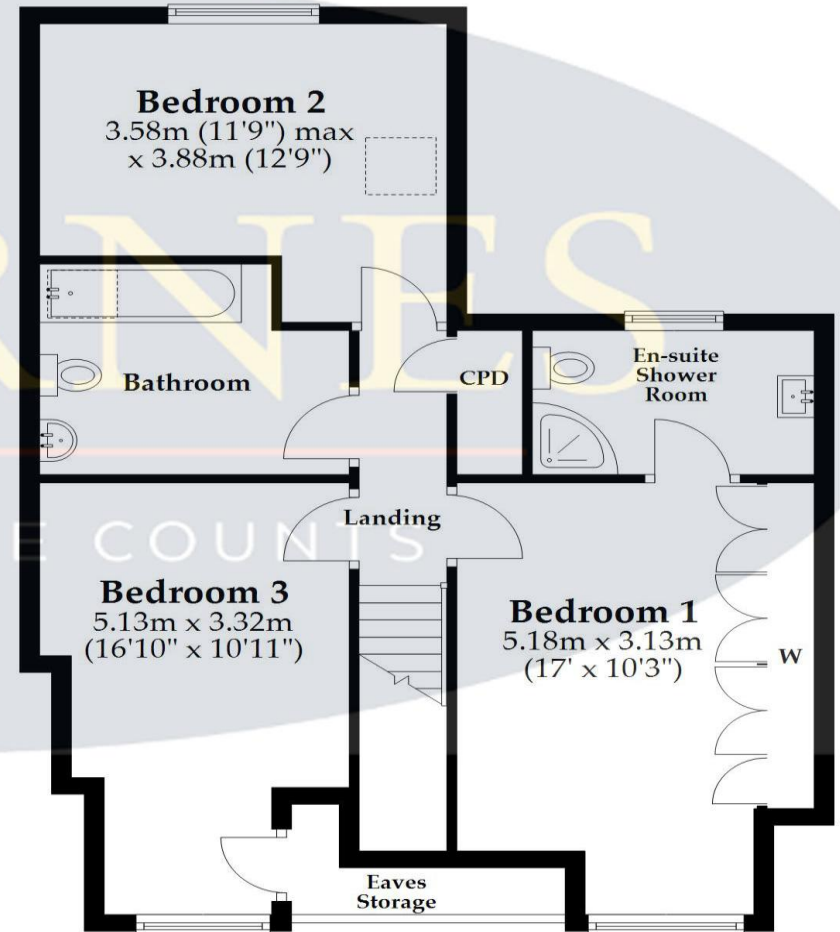


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



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





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