



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1RR**

# Wimborne, Dorset, BH21 1RR

## FREEHOLD PRICE: £565,000

An immaculately presented and extended 1930's detached family home providing three bedrooms, three reception rooms and two bathrooms, ample off-road parking and a beautifully landscaped garden (with annexe potential).

- Entrance porch with space for coats and shoes
- Entrance hallway with high quality laminate flooring
- Kitchen/diner finished in a range of matt grey units with quartz and solid wood worktops with a 5-ring gas hob, integrated dishwasher, pullout bin, double oven, integrated fridge freezer, an instant hot water tap and double-glazed French doors opening onto the patio and rooflight window
- Separate utility room with range of units and solid wood worktops with plumbing for washing machine, tumble dryer and space for a large fridge
- Sitting room with feature fireplace and large bay window overlooking the front drive
- Further two reception rooms separated by glazed doors: one with a wood burning stove and one with garden access and a ground floor shower room providing annexe potential
- Ground floor shower room with shower cubicle, wall mounted wash hand basin set in a vanity unit and WC
- Generous size landing with loft access
- Three bedrooms: all with space for free standing wardrobes and two with garden views
- Family bathroom including bath with shower over, wash hand basin set in a vanity unit, heated towel rail and WC
- Outside: the property is set back from the road and provides ample off-road parking and double garage currently used as a workshop with an electric door, power and light. The rear garden has been landscaped and offers two alfresco dining areas, a vegetable plot and a good degree of privacy

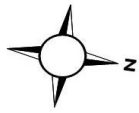
This home is located on a bus route and is approximately 2 miles away from Wimborne and benefits from access to the nearby Castleman Trail and Delph Woods.

COUNCIL TAX BAND: E EPC RATING: D

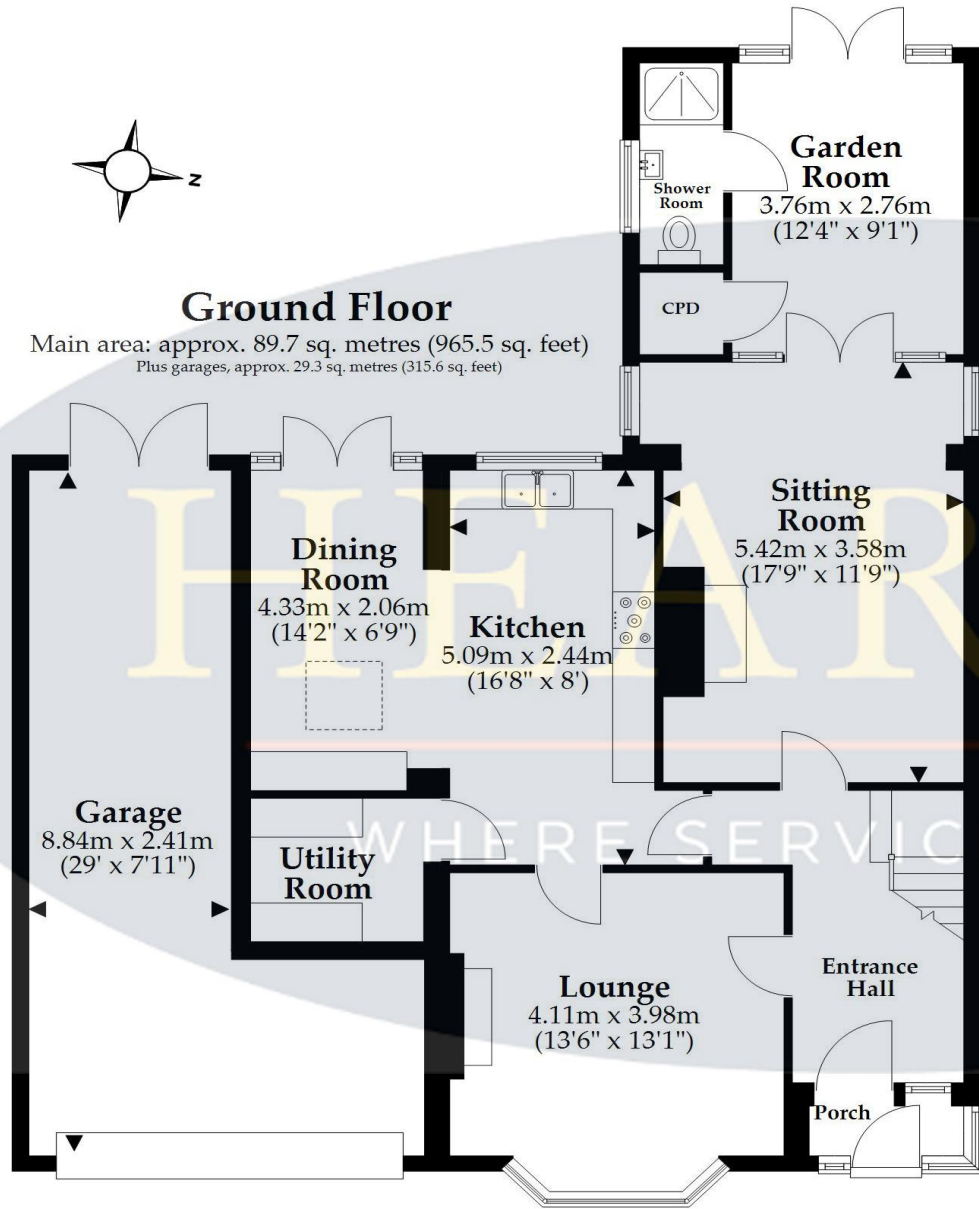
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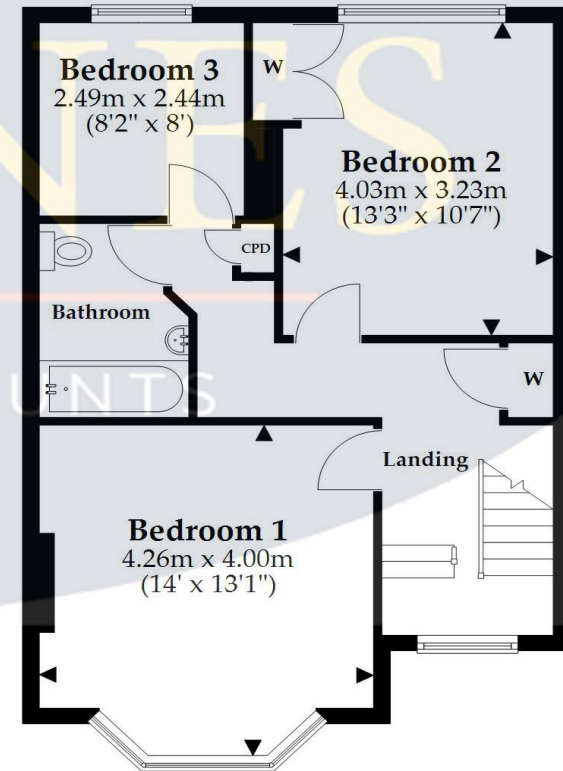




**Ground Floor**  
Main area: approx. 89.7 sq. metres (965.5 sq. feet)  
Plus garages, approx. 29.3 sq. metres (315.6 sq. feet)



**First Floor**  
Approx. 52.8 sq. metres (567.8 sq. feet)



Main area: Approx. 142.4 sq. metres (1533.3 sq. feet)  
Plus garages, approx. 29.3 sq. metres (315.6 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

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