



HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1RT

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FREEHOLD PRICE: £750,000

An immaculately presented detached bungalow offering three double bedrooms and two reception rooms, one incorporating a stunning kitchen/lifestyle room with ample off road parking leading to car port and garage. The property is situated in a quiet road in a desirable location sitting in superb, landscaped gardens.

The accommodation includes a spacious entrance hallway, a cosy sitting room and luxury fitted bathroom and en suite. The stunning kitchen/lifestyle room has a vaulted ceiling giving a feeling of space and light with space for sofas, table and chairs. The fully fitted kitchen has Neff appliances with complementary worktops and breakfast bar leading through to a separate utility room. There are three double bedrooms all with fitted wardrobes with the main bedroom having a luxury fitted en suite shower room. The bungalow is served by gas heating and solar panels and has double glazing throughout. Externally a tarmac driveway offering ample parking leads to car port and garage. The gardens are landscaped and have an abundance of flower, tree and shrub borders with a private and secluded aspect.

- Approximately 1,635 sq ft
- Three double bedrooms, all with fitted wardrobes
- Luxury fitted 'VITRA' bathroom and en suite shower room with electric under floor heating
- Superb kitchen/lifestyle room with base and eye level units and complementary worktops, quality integrated appliances, with breakfast bar and space for sofa, table and chairs, separate utility room with wet underfloor heating
- Cosy sitting room with wood burning stove
- Gas heating, solar panels, double glazing with feature Porcelanosa tiling in hallway, kitchen/lifestyle room, utility room and bathroom, 'Lightway' lighting throughout
- Beautiful, landscaped garden with non slip matching 'Porcelanosa' tiled terrace and cover area, ideal for al fresco dining, outside terrace lighting, two garden sheds, enclosed by panel fencing giving a secluded and private setting with an outlook on to the Trailway
- Ample off road parking leading to car port and garage with electric roller door, power and lighting

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 two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: B

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.







Total area: approx. 152.0 sq. metres (1635.7 sq. feet)

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







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