
HEARNES
WHERE SERVICE COUNTS
212
Wimborne, Dorset, BH21 2DY

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FREEHOLD PRICE: £550,000

A spacious turn of the century four bedroom, two bathroom, four reception room family home set on a generous size plot with parking for several cars within easy reach of both Wimborne and Ferndown.

- Entrance porch with storage cupboard and space for coats and shoes
- Separate diner with access to kitchen
- Hobby room with front aspect
- Sitting room with feature fireplace and archway to sun conservatory
- Conservatory with double glazed French doors to patio
- Third reception room/ground floor bedroom four
- Kitchen/breakfast room with range of sage units and complementary wooden worktops, built in double oven, five ring gas hob and space for dishwasher and fridge freezer
- Utility room with plumbing for washing machine, tumble dryer and worktop space with sink
- Separate cloakroom with wall mounted wash hand basin and WC
- Three double bedrooms all with space for wardrobes and an extra walk-in wardrobe in the main bedroom
- Main bedroom with en suite shower room with a walk-in shower, wash hand basin set in a vanity unit and WC
- Generous size family bathroom with corner shower, double ended bath, WC, wash hand basin set in a range of fitted furniture and further storage cupboards
- Outside: The property has off road parking for several cars and at the rear there are two south facing patio areas ideal for al fresco dining, a grassed area surrounded by mature shrubs and trees and a gravelled area with a range of fruit trees and an extra space for sheds and further storage

Wimborne and Ferndown are both well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: D

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.















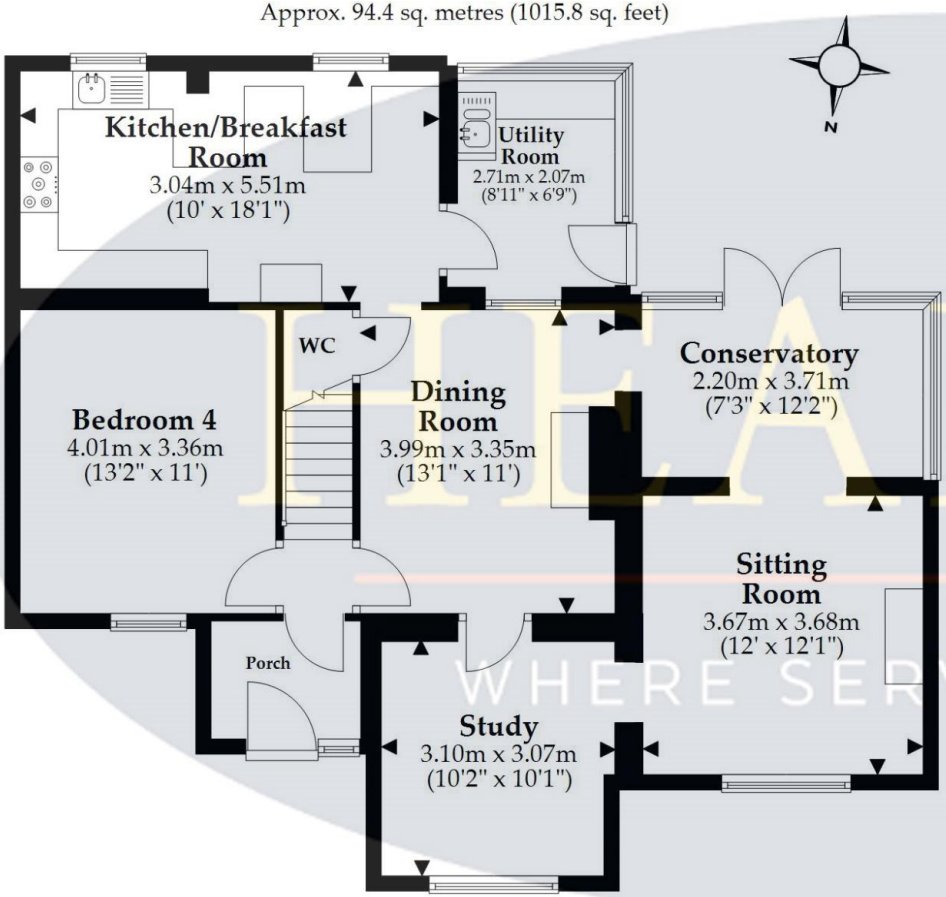






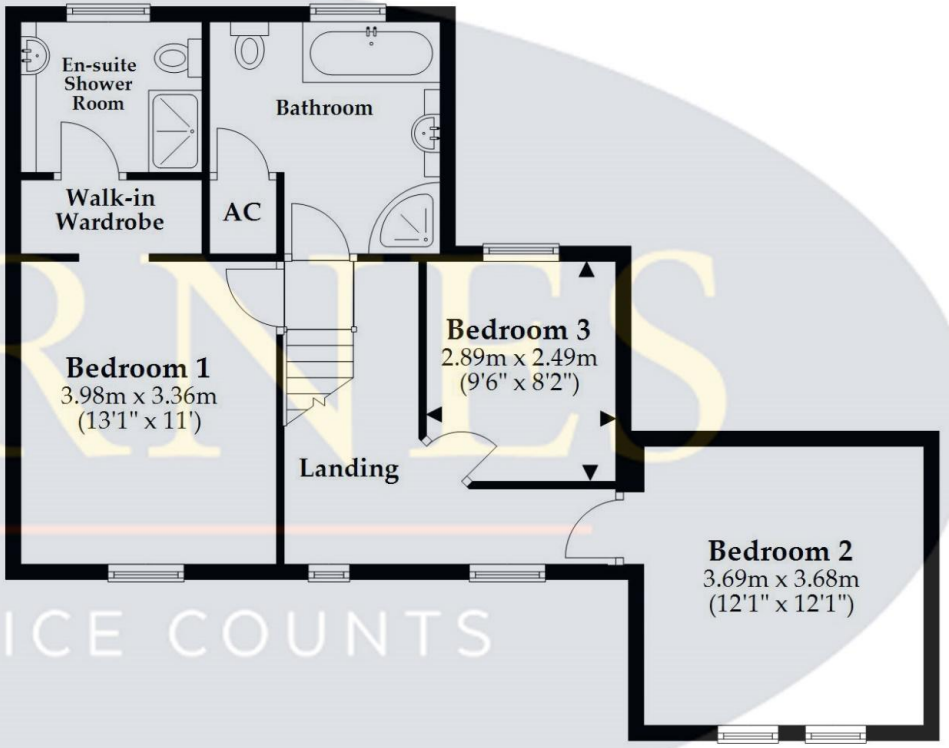
Ground Floor

Approx. 94.4 sq. metres (1015.8 sq. feet)



First Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



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Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

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

LJT SURVEYING













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