

**Wimborne
Dorset, BH21 2GN**

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2GN

FREEHOLD PRICE: Offers in excess of £475,000

An immaculate four bedroom, two bathroom family home with generous size kitchen/ diner, garage and parking. Completed in 2025 with £20,000 of additional extras including a landscaped rear garden.

- Entrance hall with part panelled walls and under stairs storage. Amtico flooring which continues throughout the ground floor and the bedrooms
- Cloakroom with pedestal wash hand basin and WC
- Kitchen/diner with a range of matt grey units and complementary worktops, built in oven, induction hob, integrated dishwasher, fridge freezer, part panelled walls and double glazed French doors opening onto the patio
- Separate utility cupboard with plumbing for washing machine
- Separate sitting room with large window
- Landing with loft access and fitted loft ladder
- Four double bedrooms and two good size single bedrooms
- Main bedroom with a range of fitted furniture, mirrored wardrobes and en suite shower room with a double shower, pedestal wash hand basin, WC and fitted storage cupboard
- Bedroom two also has fitted wardrobes
- Family bathroom with bath and shower over, pedestal wash hand basin, fitted storage cupboard, WC and tiled walls
- Outside: The garden has been landscaped offering two large patios areas ideal for al fresco dining, lawn area, electric socket, part walled and part fenced. Garage with power and light
- Three solar panels
- Electric car charging point

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 walking distance 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 Hearn's 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.

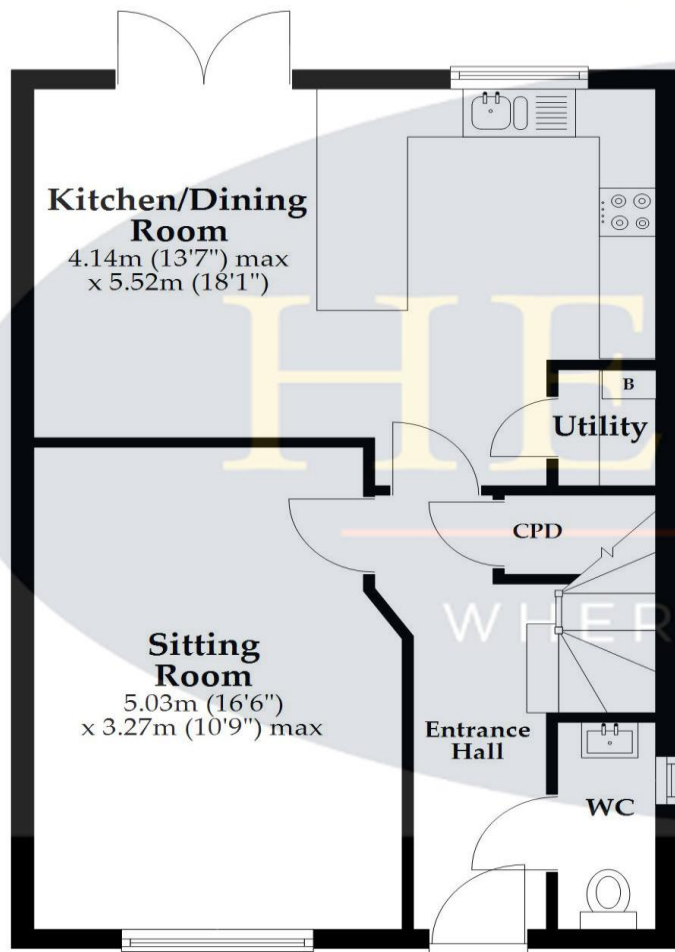




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

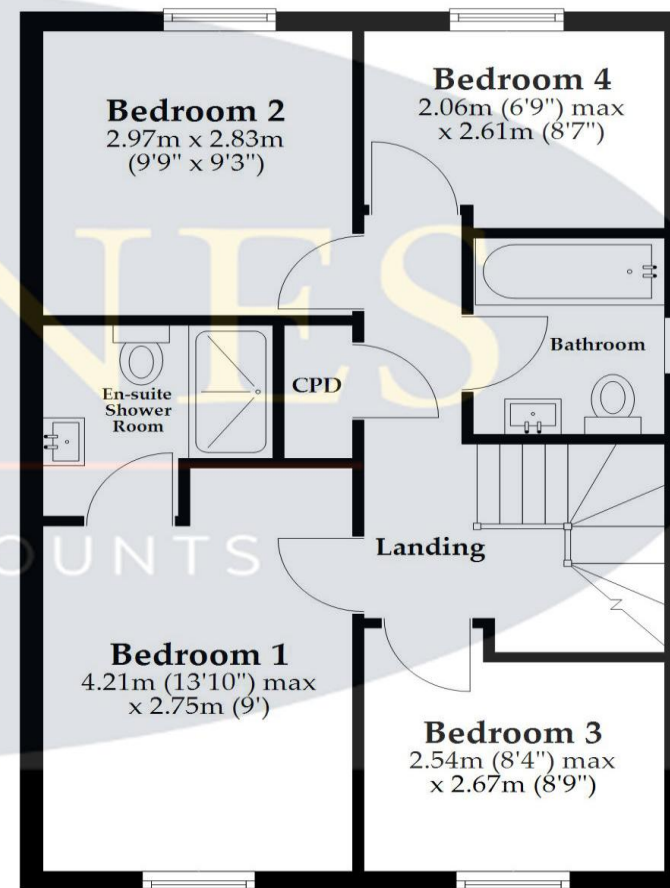
Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)
(excluding Garage)



First Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.0 sq. feet)

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







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