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Wimborne
Dorset, BH21 3FD

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FREEHOLD PRICE: £670,000

A stunning detached family home offering four generously sized bedrooms with luxury fitted bathrooms. The property features two elegant reception rooms and a superb open plan kitchen/lifestyle room ideal for modern family living and entertaining. Situated within a prestigious CALA HOMES Development the property is ideally located close to picturesque riverside walks and within easy reach of Wimborne town centre.

- Entrance hallway with under stairs storage cupboard and quality wood effect flooring leading into kitchen/lifestyle room
- Cloakroom with wash hand basin, WC and ladder style heated towel rail
- Spacious sitting room with French doors leading to patio and garden
- Separate study with front aspect
- Stunning kitchen/lifestyle room; Fully fitted kitchen with soft close base and eye level units and pan drawers with stone worktops, inset five ring induction hob with adjacent oven and grill, integrated dishwasher and fridge/freezer, breakfast bar and space for table and chairs and sofas, vaulted ceiling, triple aspect with French doors to garden
- Utility room with sink and space for washing machine and tumble dryer, door to garden
- Four good size bedrooms
- Main bedroom with built in wardrobes and luxury en suite shower rooms with double shower, vanity unit, WC, ladder style heated towel rail and part tiled walls
- Luxury fitted family bathroom
- Double glazing and gas heating
- Ten year builder's warranty
- Outside: Brick paviour driveway giving off road parking leading to over size garage. Front garden laid to lawn. Rear garden with patio areas leading to good size lawn enclosed by panel fencing and brick walling

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

COUNCIL TAX BAND: E EPC RATING: A

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.











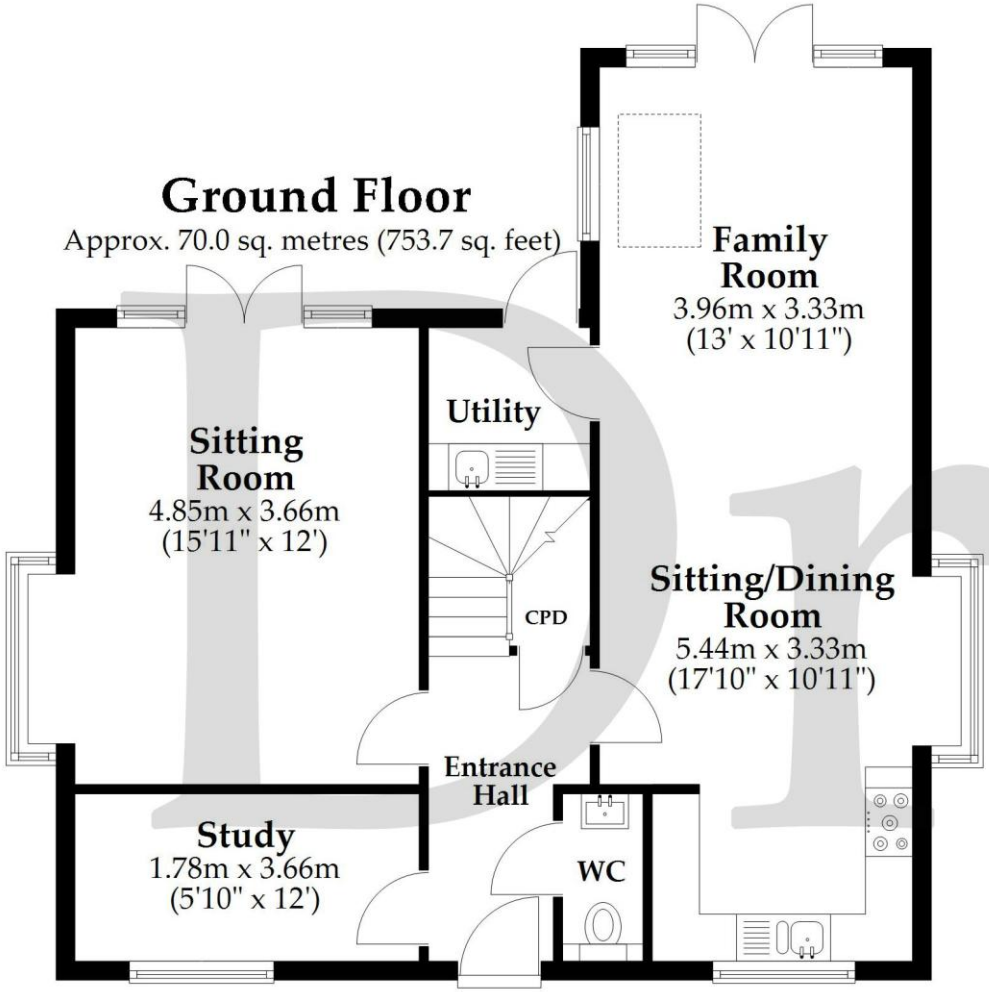


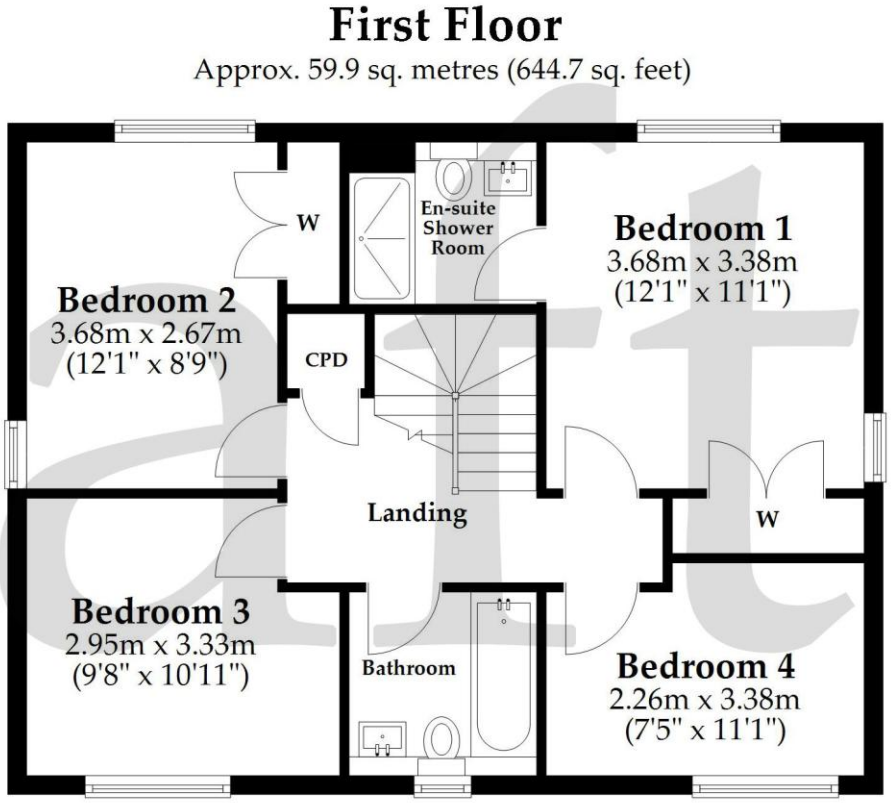












Total area: approx. 129.9 sq. metres (1398.4 sq. feet)

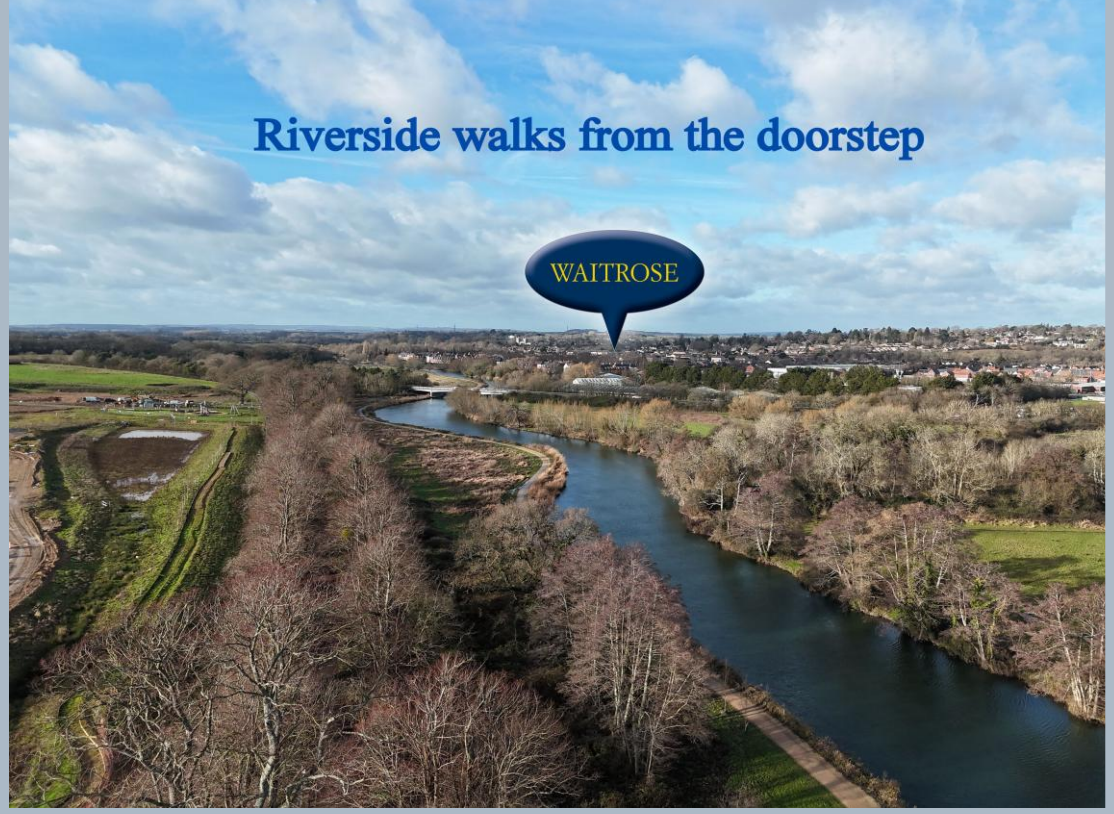
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood






Home
charging
point
included







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