



Wimborne  
Dorset, BH21 2AL



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## FREEHOLD PRICE: £700,000

An immaculate four double bedroom, two bathroom detached family home with new kitchen/breakfast room and garden room, garage and off road parking for several cars situated at the end of a quiet gravel road approximately a mile and a level walk to the town centre.

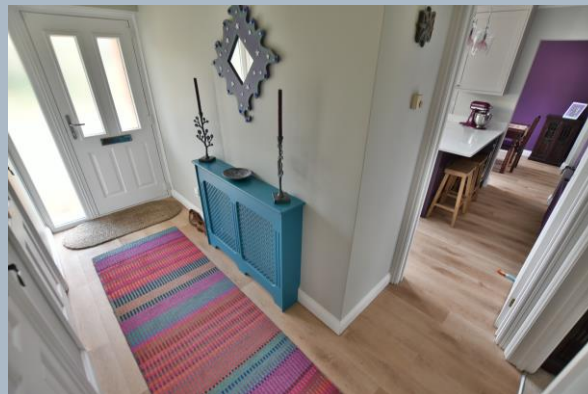
- Entrance hall with storage cupboards
- Refurbished cloakroom with wash hand basin, low level flush WC and feature wallpaper
- Refurbished utility room with a range of solid wood painted units, larder cupboard, quartz worktop and space for washing machine/tumble dryer, access to garden
- Generous size sitting room with feature fireplace
- Dining room with archway to sitting room and kitchen
- Garden room with solid roof, double glazed French doors opening onto patio and further door to garden
- Brand new kitchen recently fitted by MK Kitchens offering a range of solid wood painted units and complementary quartz worktops, Neff oven and combination microwave, Liebherr fridge freezer, wine fridge, breakfast bar, dishwasher and swing out corner storage cupboards
- Good size landing with window and views over garden
- Family bathroom with fitted furniture, wash hand basin set into vanity unit, shower over bath and low level flush WC
- Main bedroom with en suite bathroom and shower over bath
- Good size double bedroom two with view and double bedroom three with rear aspect and view
- Bedroom four fitted with storage cupboards, currently used as study
- The front garden has a lawn area with shingle driveway and off-road parking for a number of cars leading to garage
- A generous rear garden with secluded large patio areas, ideal for al fresco dining

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: F

EPC RATING: D

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.



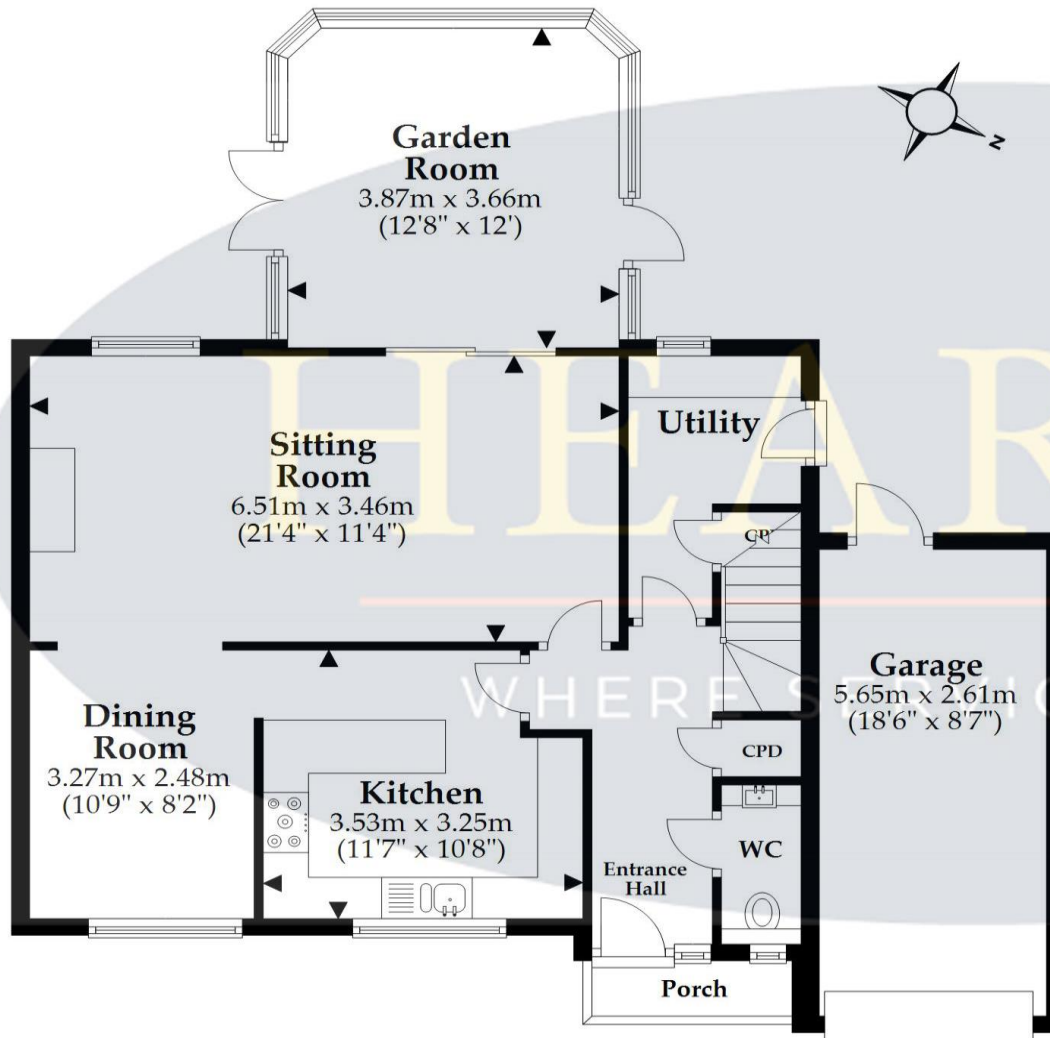






## Ground Floor

Approx. 88.4 sq. metres (951.6 sq. feet)



## First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 147.2 sq. metres (1584.8 sq. feet)

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











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