



**Wimborne
Dorset, BH21 1TY**

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FREEHOLD PRICE GUIDE £600,000

A splendid recently refurbished four bedroom three bathroom spacious family home offering a generous size sitting room/diner and double garage with private rear garden situated in a cul de sac location and offered with immediate possession.

- Spacious entrance porch with tiled floor and access to the garage and tiled entrance hall
- Large cloakroom with large corner shower cubicle and tiled flooring
- 22' sitting room/diner with patio doors leading to garden
- Superb modern kitchen/breakfast room with grey high gloss units and complementary worktops, integrated appliances consisting of AEG double oven, induction hob and extractor hood, integrated Prima dishwasher and space for fridge/freezer
- Utility room with matching range of units including two larger cupboards, complementary worktops and stainless steel sink unit
- Four double bedrooms, three of which have fitted wardrobes
- Master bedroom and en suite shower with vaulted ceiling
- Modern family bathroom with bath and walk in shower
- Gas central heating and double glazed windows
- New Valiant boiler and pressurised tank which produces a good level of pressurised water for all three showers
- Mature well stocked south west facing rear garden with large patio area ideal for al fresco dining
- Double garage with electric up and over doors and private door to the porch area

This family home is situated in a popular location in Merley which benefits from a number of parks, a shopping centre and well sought after local schools. Wimborne town centre is approximately 2.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Tivoli theatre.

EPC RATING: D

AGENTS NOTE: 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.

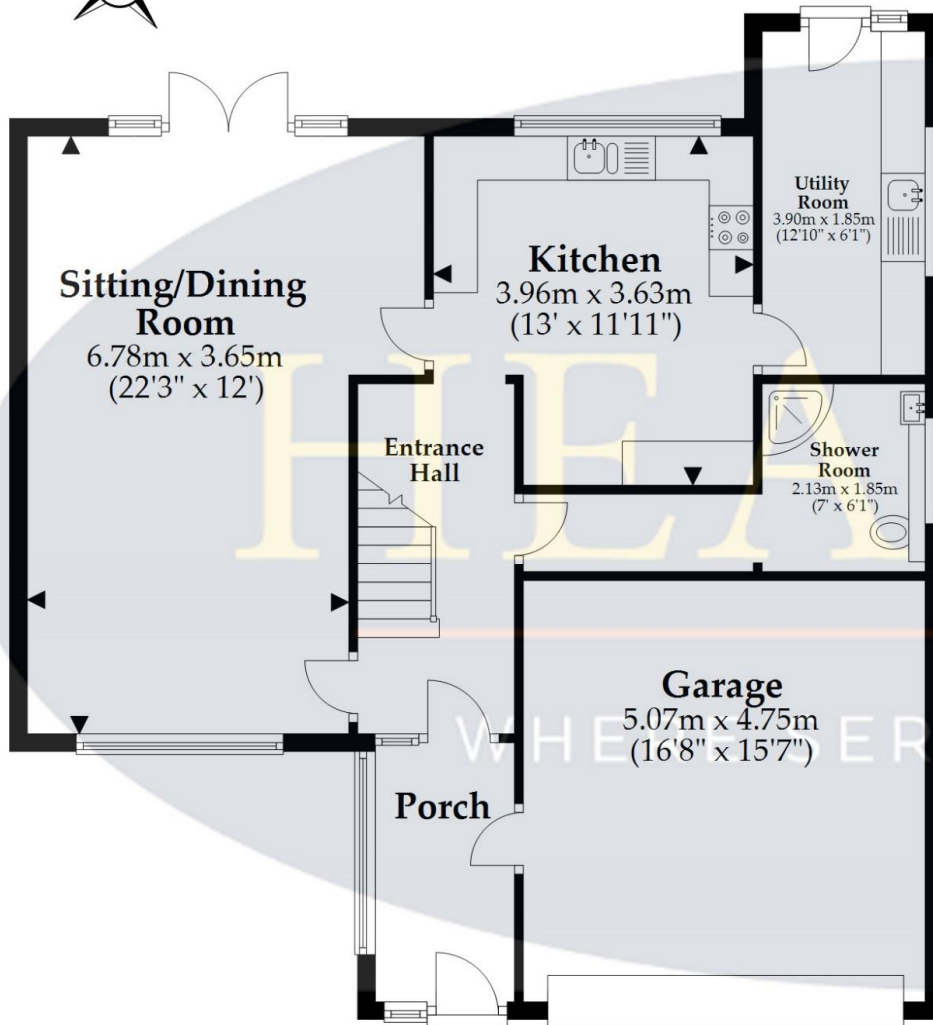






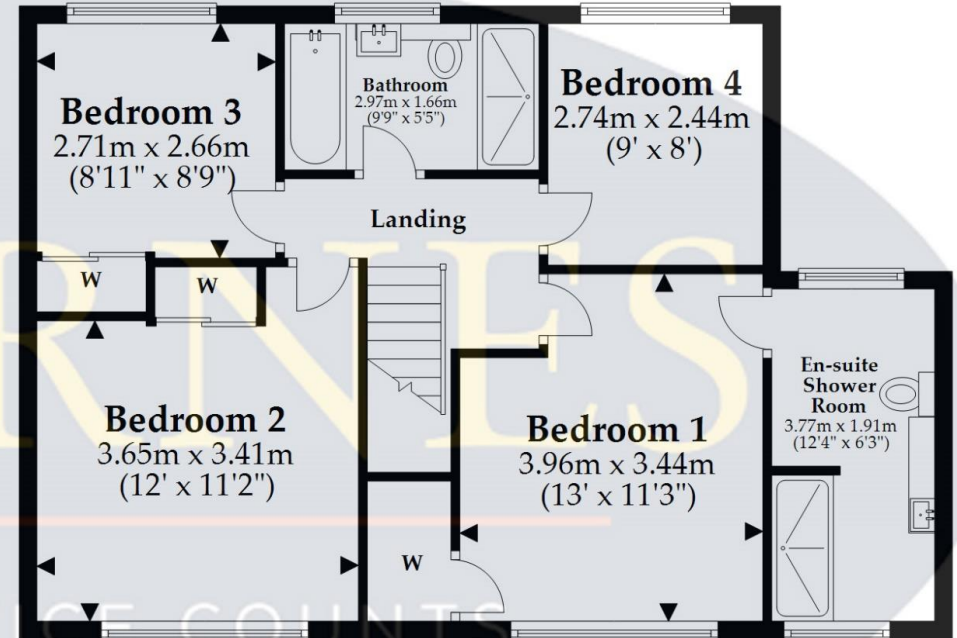
Ground Floor

Approx. 92.5 sq. metres (996.1 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 156.2 sq. metres (1681.6 sq. feet)

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



LJT SURVEYING





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