



HEARNES
WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1DG

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FREEHOLD PRICE GUIDE: £550,000 - £575,000

A spacious and well presented three bedroom detached bungalow situated in a quiet desirable location on the fringe of Wimborne and within easy reach of the town. NO FORWARD CHAIN.

- Large entrance porch that bathes in afternoon sun all year round
- Spacious entrance hallway with storage cupboard and separate airing cupboard, cloakroom with modern white suite, WC and wash hand basin
- Good size sitting room with large south facing picture window with fireplace and inset gas fire, archway leads to separate dining room with door to conservatory
- Generous sun conservatory with French doors leading into garden
- Fully fitted kitchen with range of base and eye level units with complementary granite worktops, inset gas hob with adjacent electric oven and grill, built in fridge and freezer, slimline dishwasher and free standing washing machine
- Three good size bedrooms, main bedroom benefitting from a range of fitted furniture and wardrobes
- Modern bathroom with white three piece suite, heater ladder style towel rail and fully tiled walls
- Double glazing, gas heating and alarm system
- Externally, the brick paved driveway provides ample off road parking. The garage has an electric roller door. The gardens are well laid out for easy maintenance. The front garden has attractive borders and patio area. The rear garden, although small, offers patio areas with shingle surround and flower and shrub borders with summer house and green house, all enclosed by panelled fencing

Wimborne is 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

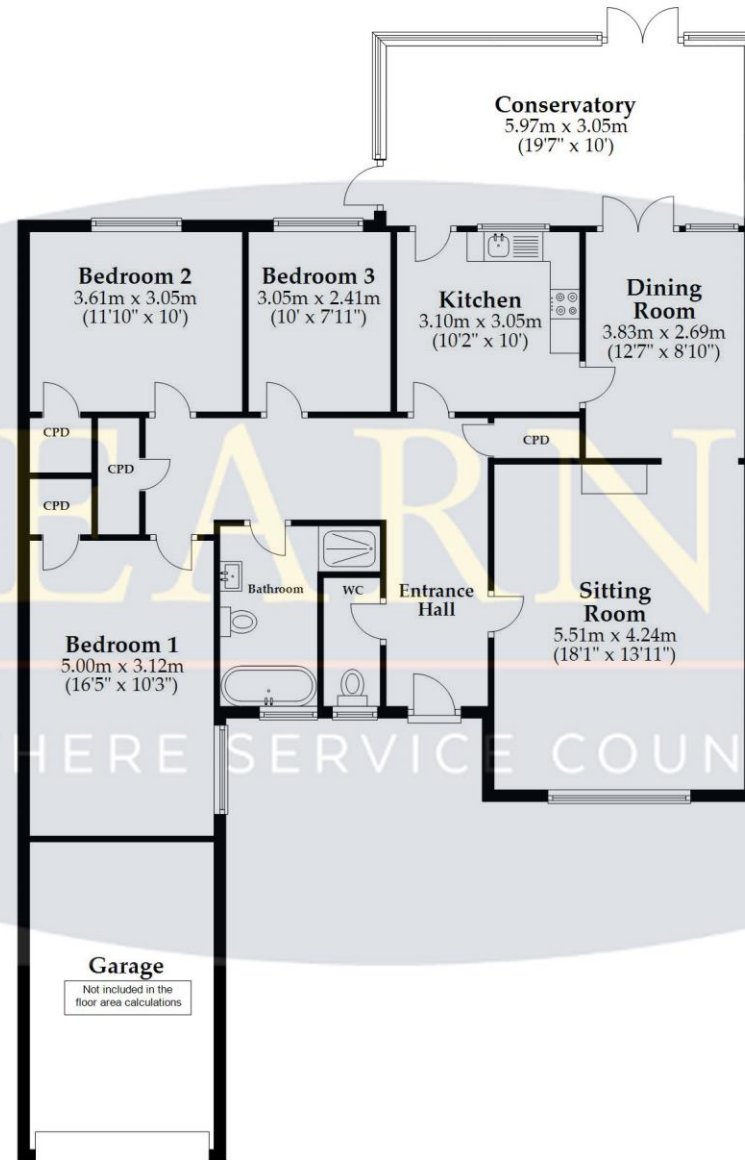
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

Ground Floor

Approx. 128.9 sq. metres (1387.7 sq. feet)



Total area: approx. 128.9 sq. metres (1387.7 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

