

# HEARNES

WHERE SERVICE COUNTS



**Wimborne  
Dorset, BH21 1EN**

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## FREEHOLD PRICE £400,000

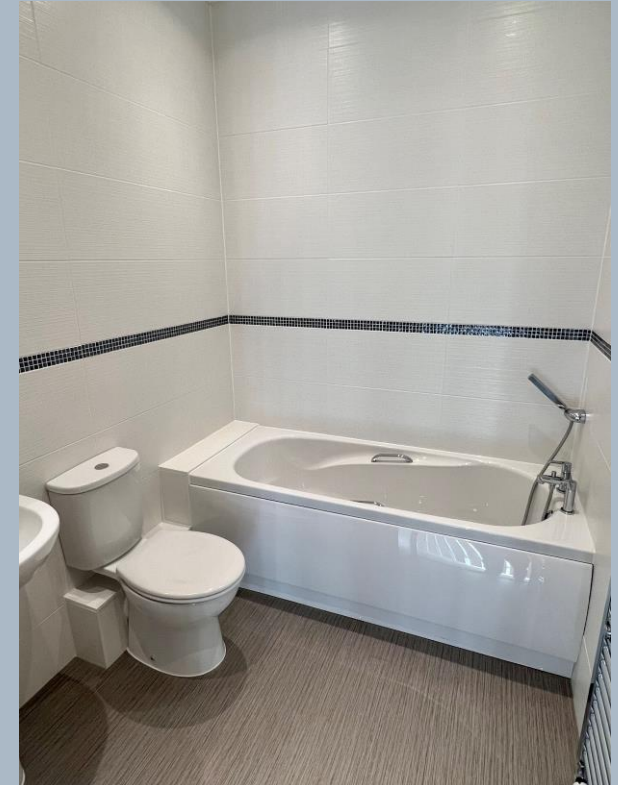
A superb modern three bedroom semi detached home built by a local well known developer, Harry J Palmer, to a very high specification with stunning open plan living area, luxury fitted kitchen and en suite to Master bedroom situated within a few hundred yards walk to Wimborne town centre.

- Attractive entrance storm porch
- Entrance hallway with downstairs cloakroom with WC and wash hand basin
- Stunning open plan living/dining/kitchen area with French doors leading to patio and garden
- Superb luxury fitted kitchen with range of white soft close base and eye level units, built in quality 'Neff' appliances with granite worktops
- Three good size bedrooms
- Master bedroom with fully tiled en suite shower room with double shower cubicle, wash hand basin, WC and heated towel rail
- Fully tiled family bathroom with white three piece suite
- Gas heating (underfloor to ground floor and radiators to the first floor)
- UPVC double glazed sash windows and oak internal doors
- Fitted alarm system
- Maintenance: We understand from the vendor this is approximately £200 per annum for communal areas
- 10 year NHBC warranty from 2019
- Photo Voltic roof panels
- Allocated parking bay with two further shared visitor parking bays
- Rear garden with patio area and small lawn enclosed by panelled fencing and brick walling with rear pedestrian gate

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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D      EPC RATING: B

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.

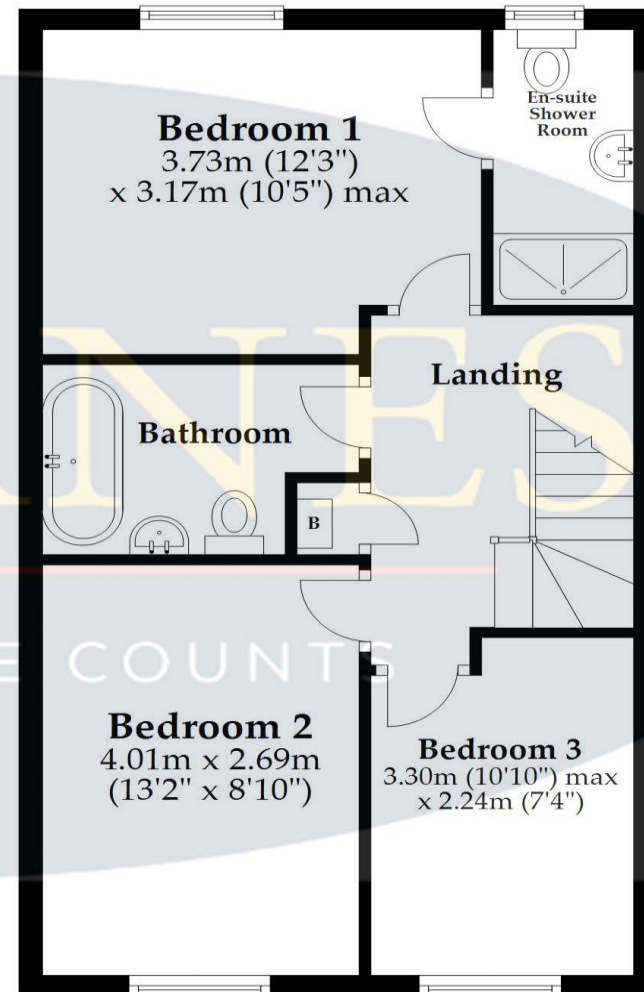
## Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



## First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 90.4 sq. metres (973.0 sq. feet)

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



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