

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 2AJ

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FREEHOLD PRICE £375,000

A well presented and deceptively spacious three bedroom, two reception room semi detached home with stunning kitchen/lifestyle room and off road parking in a cul de sac location.

- Spacious entrance hallway
- Large sitting room with feature fireplace with open fire and picture window and door leading into garden
- Stunning kitchen/lifestyle room. Kitchen with range of base units and pan drawers, space for range cooker and fridge freezer. Lifestyle area with space for sofa and table and chairs with French doors leading into garden
- Separate utility room with space and plumbing for dishwasher, washing machine, tumble dryer, worktop, space for cloaks and door to front garden
- Downstairs cloakroom with WC and wash hand basin
- Three good size bedrooms
- Modern bathroom with white three piece suite
- Quality wood effect flooring throughout ground floor accommodation
- Double glazing and gas heating
- Outside: Double gates giving access to off road parking space. The front garden has raised flower boxes, storage shed bound by low level hedging and pedestrian gate. The rear garden has small lawn area and private patio to one side ideal for al fresco dining enclosed by panel fencing and hedging. To one side a lean to can be found for good storage

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: B EPC RATING: C

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.





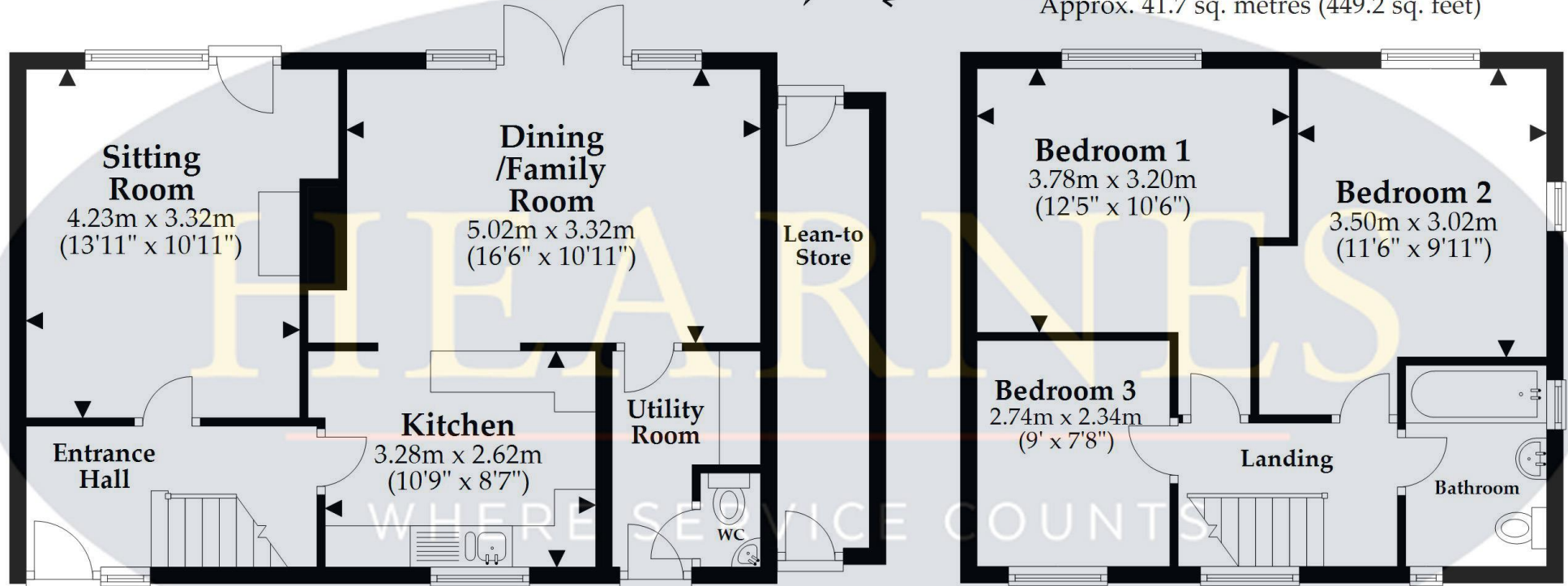
Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.2 sq. feet)



Total area: approx. 102.5 sq. metres (1103.5 sq. feet)

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







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