

# HEARNES

WHERE SERVICE COUNTS



**Wimborne  
Dorset, BH21 2DQ**



# Wimborne, Dorset, BH21 2DQ

## FREEHOLD PRICE £500,000

A well proportioned three double bedroom, two reception room detached family home with generous size kitchen/diner, off road parking for four cars, garage and beautifully landscaped front and rear gardens within easy reach local shops and two miles from Wimborne town centre.

- Spacious entrance hall with under stairs storage
- Ground floor showroom with corner shower cubicle and pedestal wash hand basin
- Separate cloakroom with low level flush WC
- Generous size kitchen/diner with range of white units and complementary worktops, double oven, ceramic hob and extractor hood, breakfast bar, integrated freezer and space for washing machine, dishwasher and fridge
- Spacious sitting room with large picture window overlooking the front garden, feature fireplace, beam effect ceiling and double doors opening into the dining room
- Well proportioned dining room with large picture window overlooking the front garden and beam effect ceilings
- Landing accessed via a 1/4 turn staircase with large picture window overlooking the mature landscaped rear garden
- Three bedrooms with garden views
- Spacious family bathroom with bath, pedestal wash hand basin and WC
- The front garden is also landscaped offering a contemporary feel with water feature and raised beds providing a picturesque kerb appeal to the home. The rear garden includes a wide range of mature shrubs and trees, a vegetable plot, well planted borders and greenhouse
- Garage with power and light, currently used as a workshop

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 Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





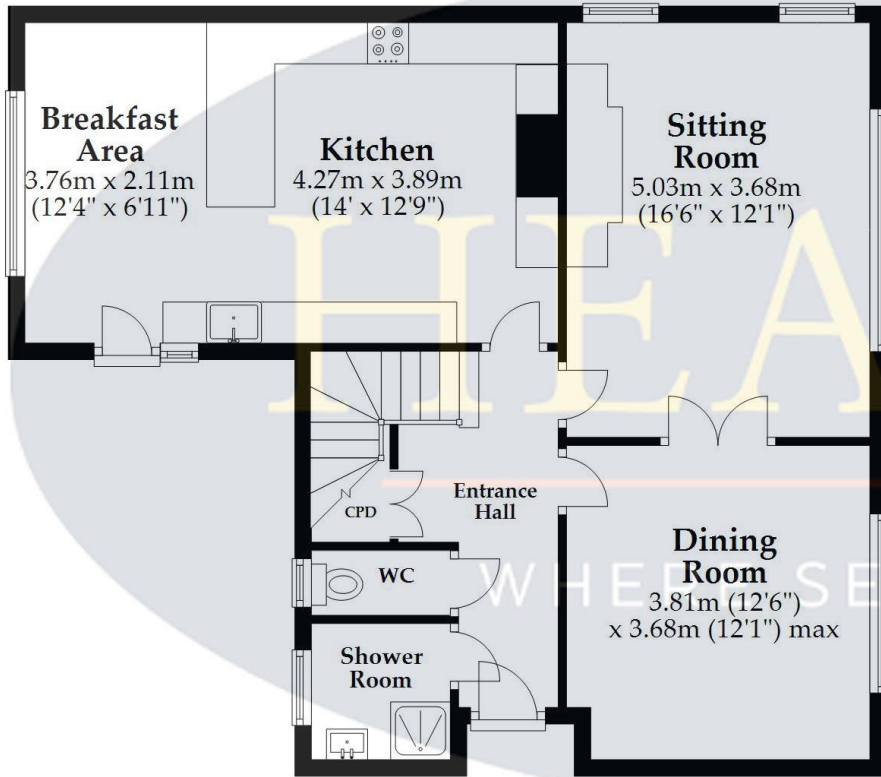




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

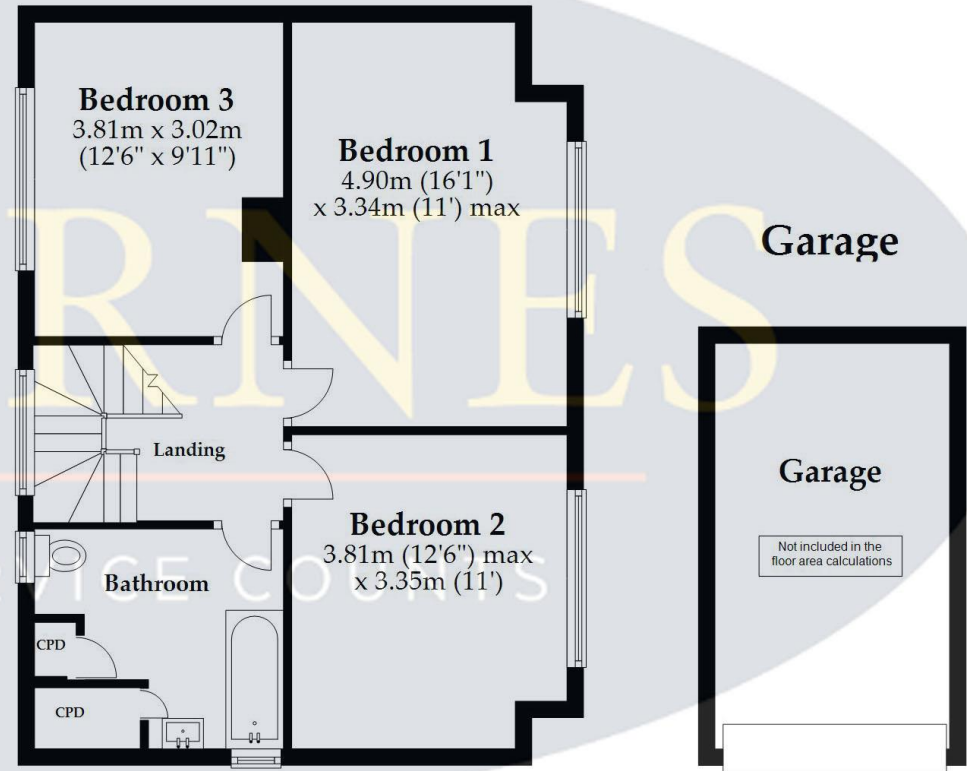
## Ground Floor

Approx. 72.8 sq. metres (783.9 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 128.7 sq. metres (1385.2 sq. feet)

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



LJT SURVEYING









**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD