



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1AZ**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £525,000

A deceptively spacious three double bedroom detached bungalow with double garage and private rear garden set on an elevated plot. This property also offers a sitting room with open fireplace, family bathroom and cloakroom and a lovely twin aspect main bedroom within walking distance of the town centre. NO FORWARD CHAIN.

- Spacious entrance hall with storage cupboards and loft access
- Open plan kitchen/diner with range of grey floor and wall mounted units and complementary worktops, double oven and ceramic hob, built in larder and door to the side elevation and a second door opening into garden
- Generous size sitting room with open fireplace and large picture window overlooking the garden
- Separate utility cloakroom with sink unit, plumbing for a washing machine and WC
- Three double bedrooms, the main bedroom has a dual aspect and elevated views
- Family bathroom with bath, wash hand basin, low level flush WC and heated towel rail
- Double garage with electric up and over doors, power and light
- Outside: The property is set back from the road with a landscaped front garden and off road parking for three cars. Enclosed rear garden with large range of flowers trees and shrubs and patio area ideal for al fresco dining

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: E EPC RATING: D

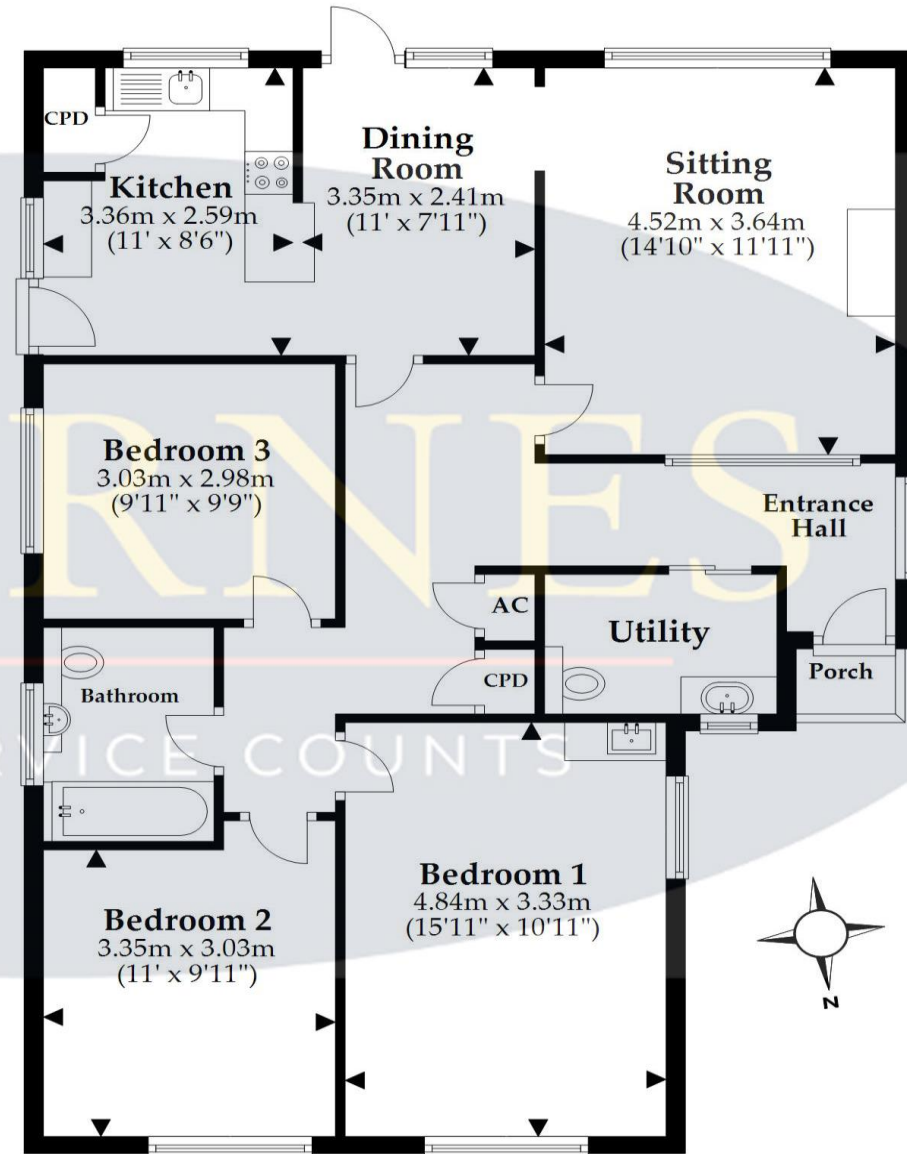
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





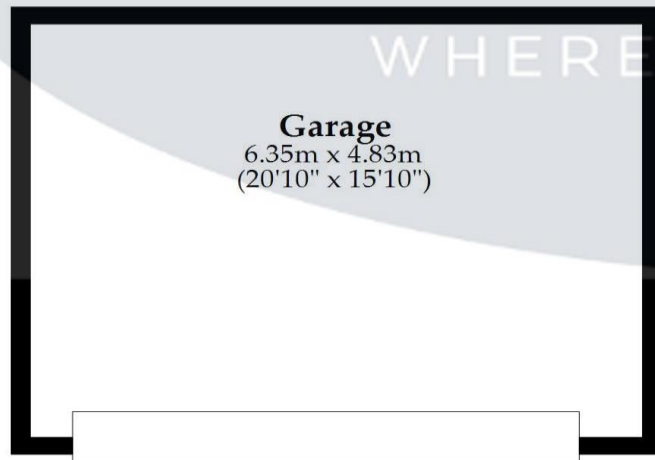
Upper Ground Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



Lower Ground Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

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







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www.hearnes.com

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