



# HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 2PX



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## FREEHOLD PRICE: £450,000

A deceptively spacious four bedroom, two reception room, two bathroom detached chalet style bungalow with kitchen/diner, generous size sitting room, garage, off road parking for three cars and private mature garden. The home is set in a quiet development of similar properties with countryside walks from the doorstep.

- Spacious entrance hall
- Kitchen/diner with range of floor and wall mounted units and complementary worktops, gas hob and eye level cooker, tiled flooring and in the dining area there is a double glazed door to garden
- Generous size sitting room with additional dining area, double glazed door and windows overlooking the garden
- On the ground floor are two double bedrooms, one with en suite shower room and both with fitted wardrobes
- Family bathroom including bath with shower over, low level flush WC and pedestal wash hand basin
- Study with under stairs storage and stairs to first floor landing
- On the first floor are two bedrooms, both with ample head room and easy access to eaves storage off the landing
- Detached garage with power and light and ample off road parking
- Generous size private rear garden with wide range of mature shrubs, backing on to fields

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 approximately 2 miles distant where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

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.



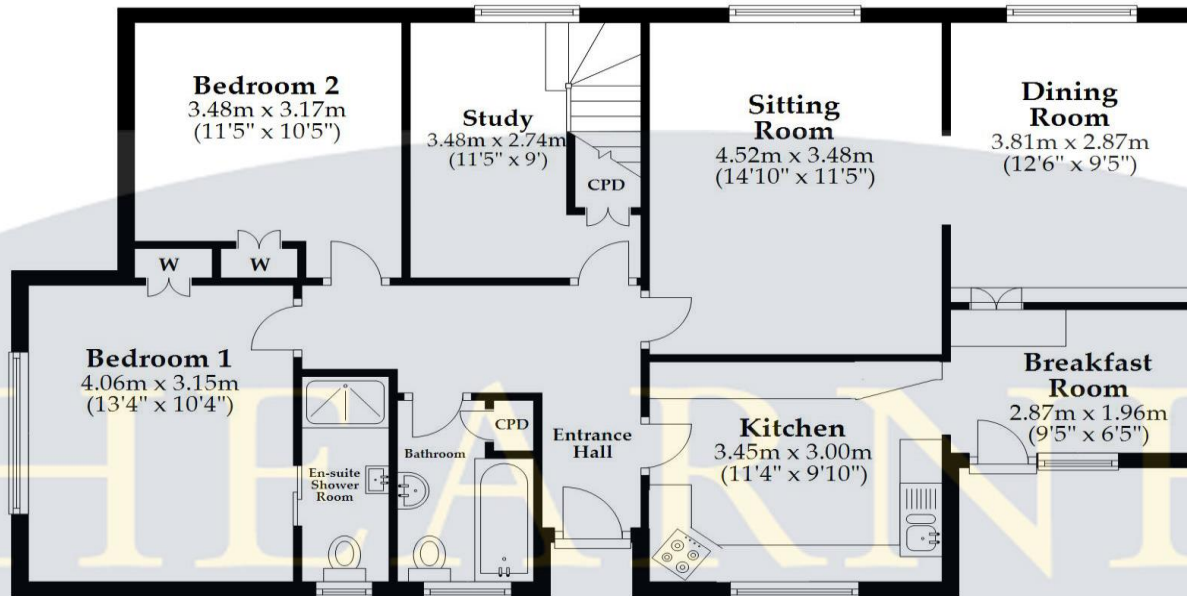




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

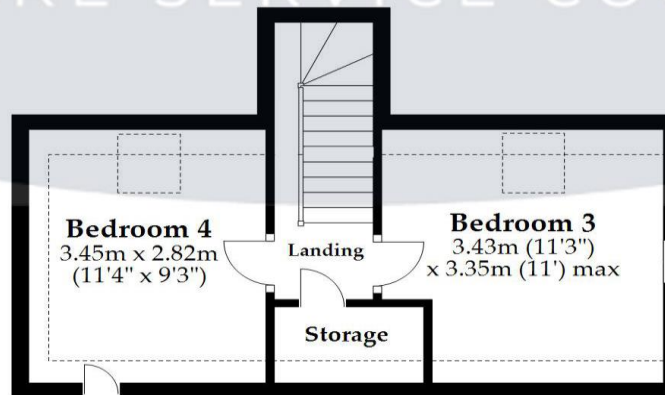
## Ground Floor

Approx. 94.6 sq. metres (1018.5 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.6 sq. feet)



Total area: approx. 122.4 sq. metres (1317.0 sq. feet)

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











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