



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1NY**

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FREEHOLD PRICE: £795,000

An exceptional and well presented detached family home offering four double bedrooms and two reception rooms with superb kitchen/dining room, separate utility room, off road parking and garage.

The property is situated in the desirable Poets Corner location within walking distance of the town.

- Spacious entrance hallway
- Generous sitting room with feature fireplace with inset wood burner and square arch to dining area
- Superb kitchen/dining room with range of base and eye level units and butlers sink with complementary worktops, space for appliances, further space for table and chairs, rear aspect window and French doors to patio and garden
- Large separate utility room with sink unit with base and board cupboard, space for appliances, rear window and door to garden
- Cloakroom with wash hand basin and WC
- Snug/playroom enjoying a front aspect
- Four double bedrooms
- Main bedroom with feature part wood panel walling and walk in wardrobe leading through to luxury en suite shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and part brick tiled walling
- Bedroom two with built in wardrobes, feature part wood panel walling with modern en suite shower room with over sized shower cubicle, wash hand basin and WC
- Stunning family bathroom with freestanding claw foot bath, separate shower cubicle, wash hand basin, WC, part tiled walls and ladder style heated towel rail
- UPVC double glazing and gas heating with feature wood effect flooring in the main room downstairs
- Outside: Off road parking leading to garage with electric door. The rear garden is south facing with patio area leading on to main lawn with mature flower, tree and shrub borders enclosed by panel fencing

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: D 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.

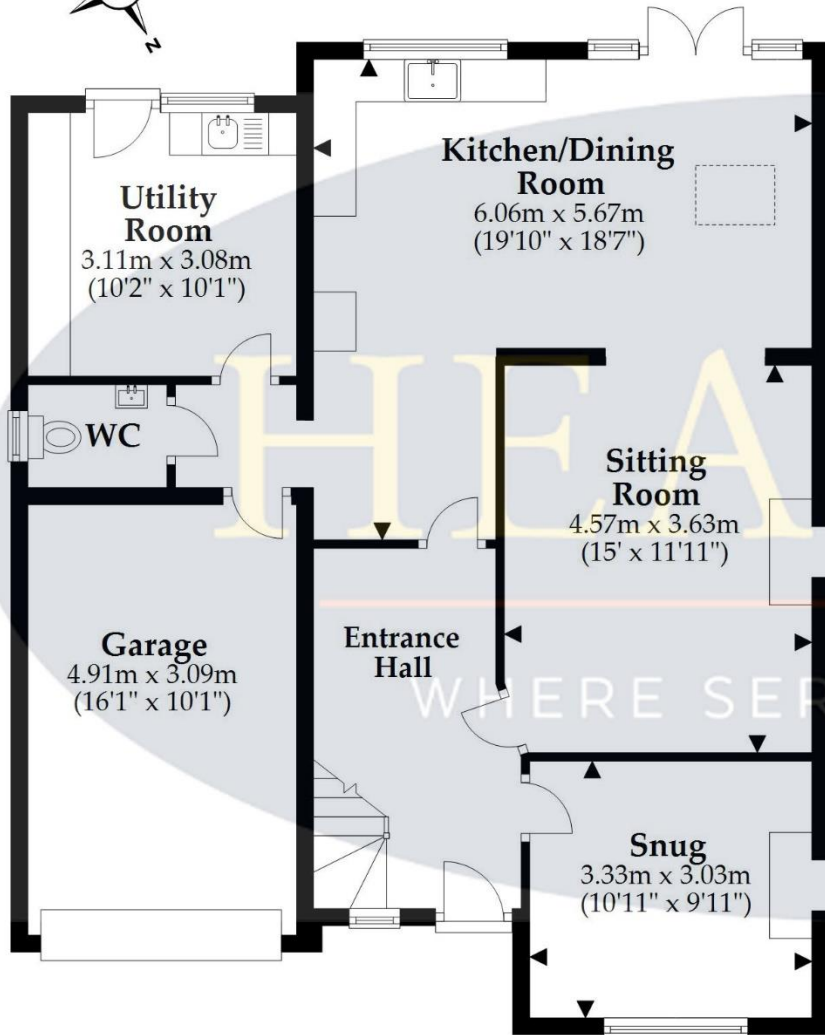






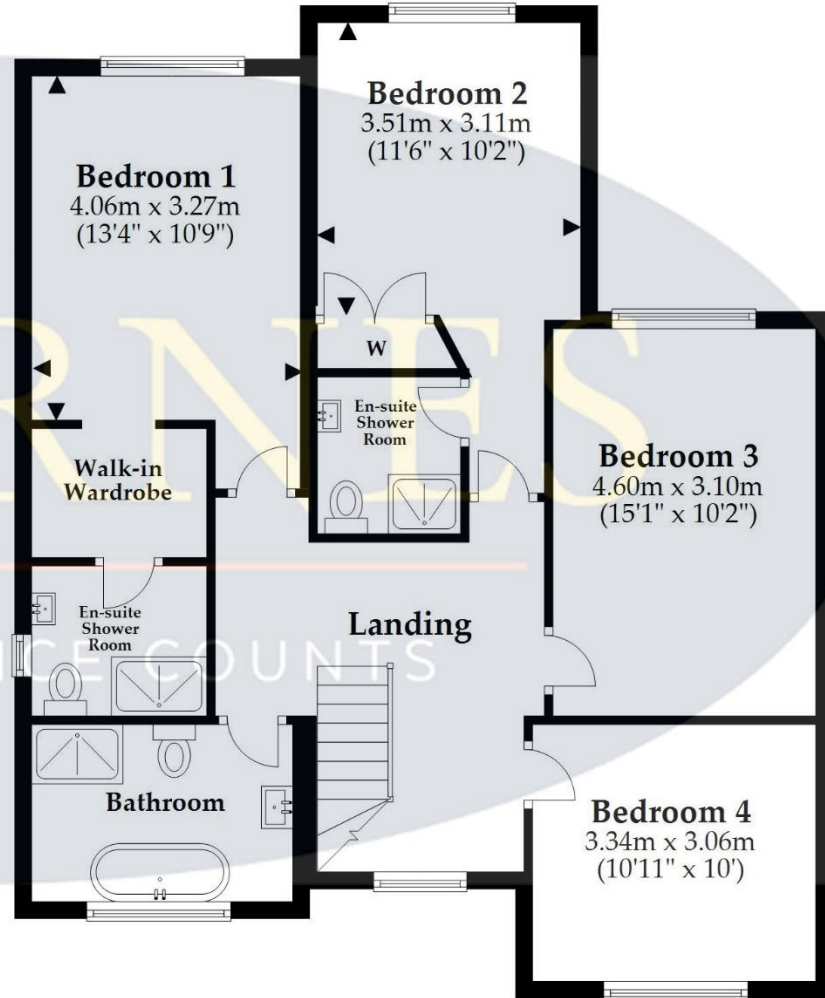
Ground Floor

Approx. 95.9 sq. metres (1032.1 sq. feet)



First Floor

Approx. 86.1 sq. metres (926.3 sq. feet)



Total area: approx. 181.9 sq. metres (1958.4 sq. feet)

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





Waitrose

Town centre



HEARNES

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www.hearnes.com

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