



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 4FA**

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FREEHOLD PRICE: OFFERS OVER £400,000

An immaculate three bedroom semi detached home with kitchen/diner, two bathrooms, garage and off road parking for two cars set on the award winning Bloor Homes development with countryside walks from the doorstep and in walking distance of the town centre.

- Entrance hall with access to the first floor landing
- Generous size sitting room with under stairs storage
- Kitchen/diner with French patio doors opening onto garden and separate utility area with integrated washing machine. The kitchen is finished in a range of high gloss cream units and complementary worktops, integrated dishwasher and fridge freezer, ceramic hob and chimney style extractor hood
- Separate cloakroom with wall mounted wash hand basin and WC
- Two double bedrooms on the first floor and good size single. The main bedroom includes fitted wardrobes and an en suite shower room with double shower cubicle, wash hand basin set in vanity unit, heated towel rail and low level flush WC. The single bedroom also includes a built in wardrobe
- Family bathroom including bath with shower attachments, wall mounted wash hand basin and low level flush WC
- Part walled rear garden with patio and lawn
- Garage with up and over door and private door to the garden, off road parking for two cars
- Maintenance: We are advised from the vendor that this is approximately £180 per annum for maintenance of communal areas

This property is one of only four of this design on the whole development and is walking distance from a superb 1.5 million pound 'state of the art' First school. It has access to a 1.7km countryside walk from the doorstep, a children's playground, a range of shops (yet to be completed) and all within a mile from the town centre of Wimborne.

COUNCIL TAX BAND: D EPC RATING: B

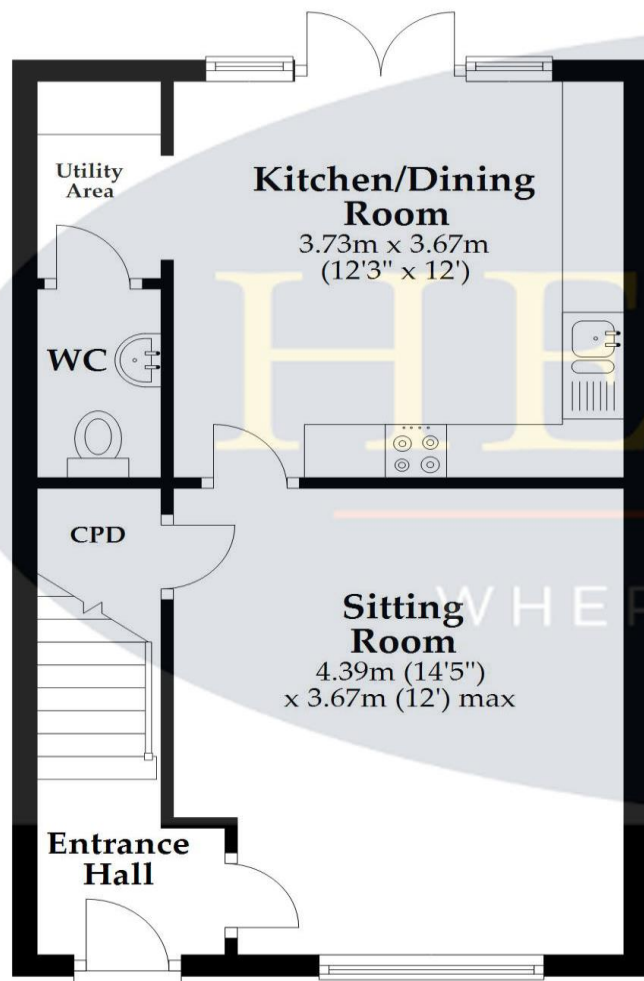
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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

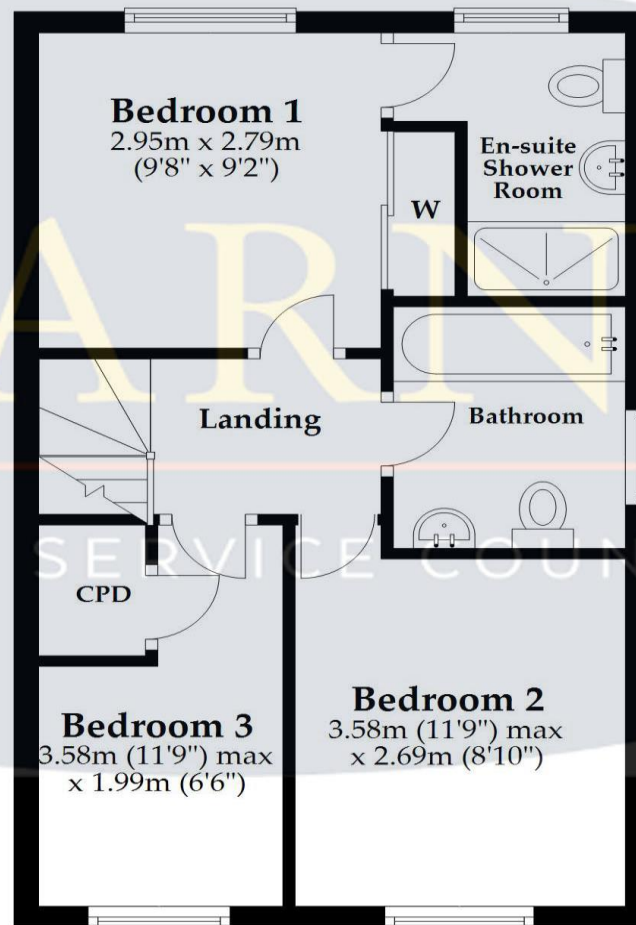
Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



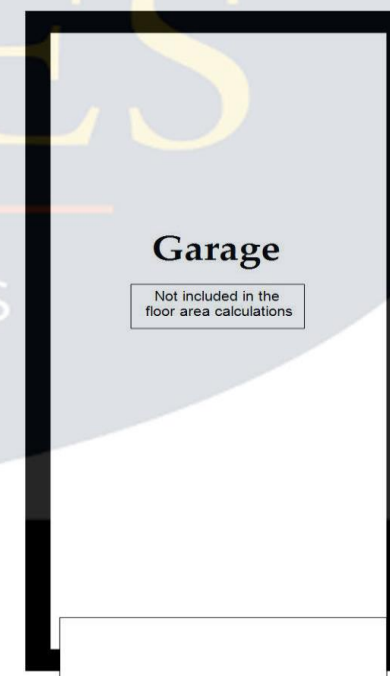
First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

