



**Wimborne
Dorset, BH21 1WS**

Wimborne, Dorset, BH21 1WS

FREEHOLD PRICE: Offers in excess of £475,000

A generous size contemporary home designed and built by Wyatt Homes locally know for high quality and attention to detail offering three bedrooms and two bathrooms, a generous size kitchen/diner, sitting room, garage and off-road parking., situated close to the town centre and riverside walks nearby.

- Entrance hall with under stairs storage and luxury grey carpet which continues throughout the home
- Kitchen/diner with Antico flooring, a range of matt grey units with complementary white quartz worktops, Neff double oven with microwave, induction hob and chimney style extractor hood, integrated fridge freezer, dishwasher and washing machine
- Panelled sitting room with double glazed French doors opening onto the patio
- Cloakroom with Antico flooring wall mounted wash hand basin and wall mounted WC
- Large main bedroom including built-in wardrobes and contemporary en suite shower room with shower, wall mounted vanity unit with wash hand basin, wall mounted WC, heated towel rail and tiled flooring
- Family bathroom with mains fed shower over the bath, wall mounted wash hand basin set in a vanity unit, mounted WC, heated towel rail and tiled flooring
- North west facing garden with patio area that catches the afternoon and evening sun
- Garage with up and over door, power and light and off-road parking for two cars

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: E EPC RATING: B

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.

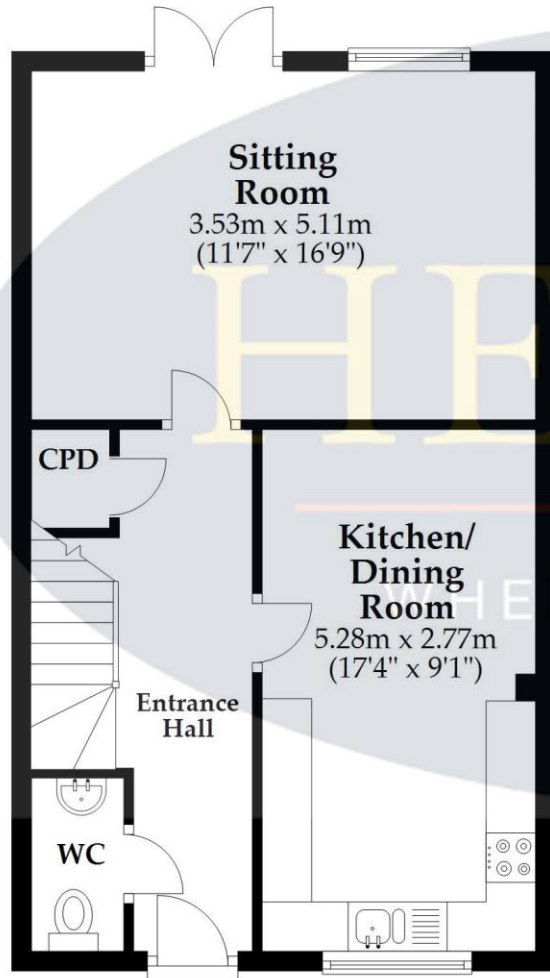




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

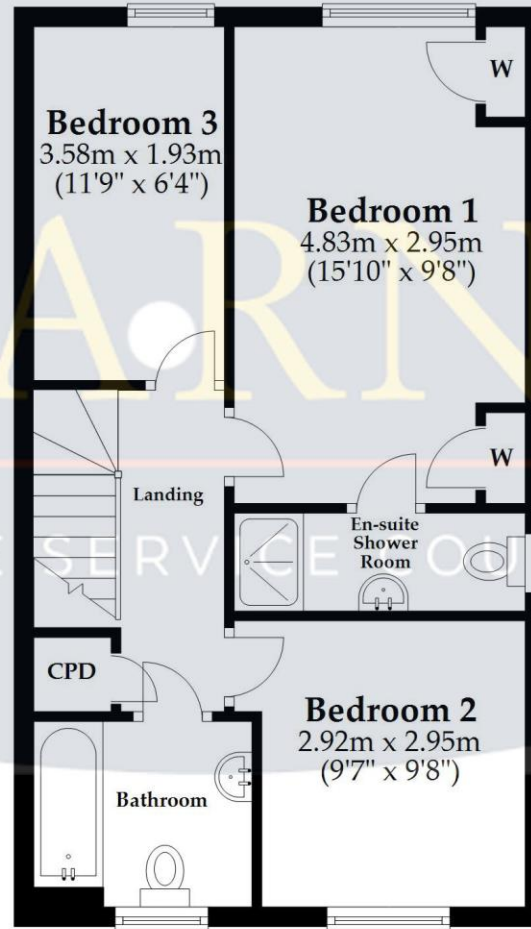
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)

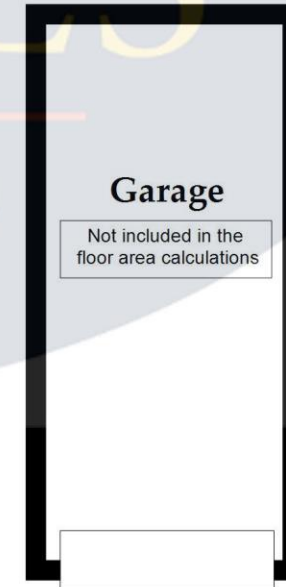


First Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Garage



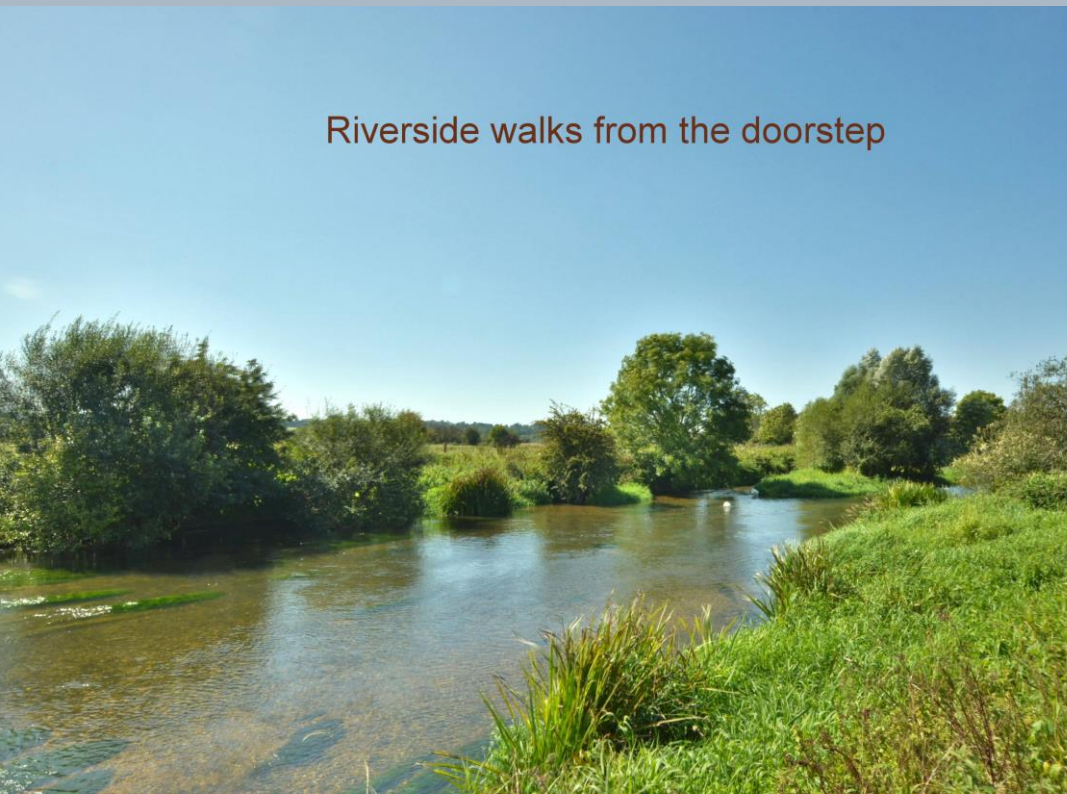
Not included in the floor area calculations

Total area: approx. 90.0 sq. metres (968.3 sq. feet)

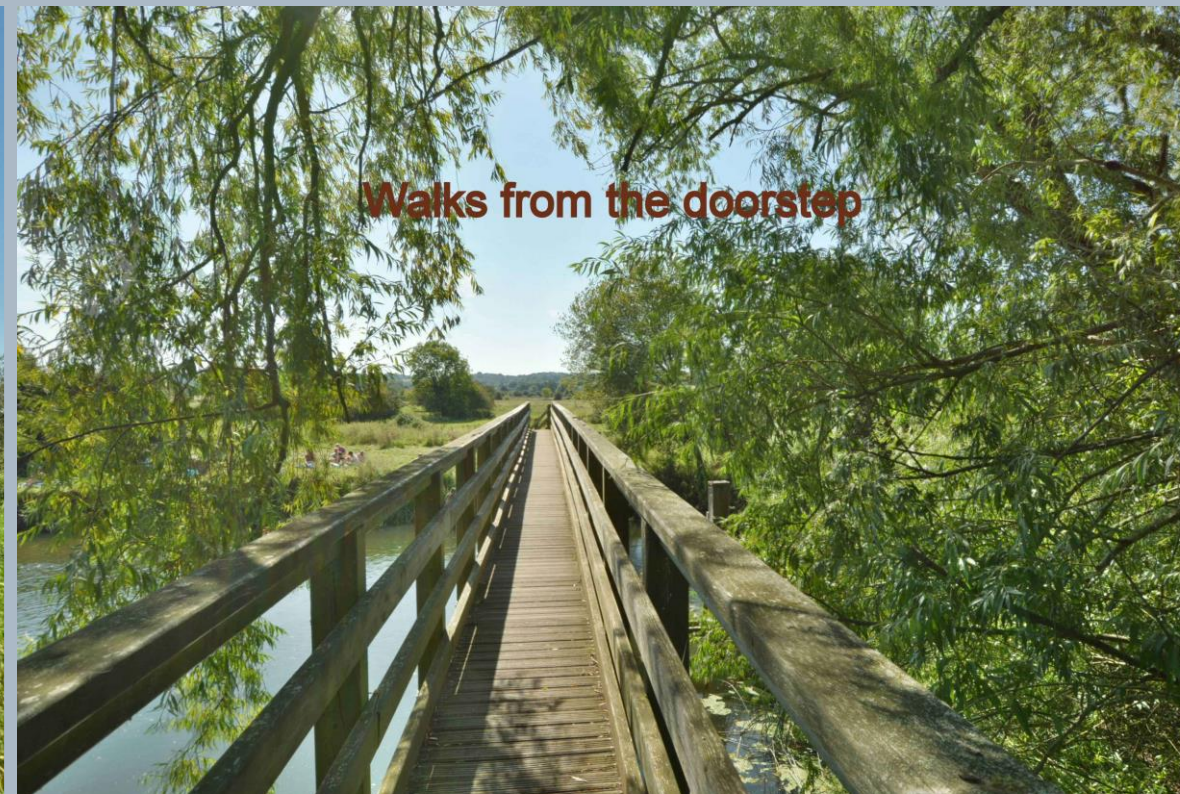
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



Riverside walks from the doorstep



Walks from the doorstep



Wyatt Homes Rivers Edge



HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD