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Wimborne
Dorset, BH21 1EF

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FREEHOLD PRICE GUIDE: £750,000

A superbly positioned and charming semi detached home offering four bedrooms, two reception rooms superb kitchen/breakfast room and sun conservatory as well as ample off road parking. The property occupies a good size plot with landscaped rear garden, stunning views over Wimborne cricket ground and within easy walking distance of the town centre.

- Spacious entrance hallway with storage cupboard
- Cloaks/shower room with double shower cubicle, vanity unit with wash hand basin, WC and tiled flooring
- Good size sitting room with built in book cases and storage cupboard, inset wood burner, sash window and front aspect
- Separate dining room with feature fireplace and inset coal effect gas fire, double door to sun conservatory
- Large study/bedroom four with built in cupboard, sash window and front aspect
- Superb kitchen/breakfast room with range of base and eye level units and complementary stone worktops, inset five ring gas hob, extractor fan over, adjacent double ovens and microwave, integrated fridge/freezer, central island with sink and cupboards, display shelving. Feature domed ceiling and bay window with window seat, dual aspect overlooking garden and double doors to sun conservatory
- Separate utility room with base cupboards and worktop, sink and space/plumbing for washing machine and tumble dryer and additional appliances, side door to outside
- Three double bedrooms on first floor. Main bedroom with built in wardrobes, views over the cricket ground
- Large family bathroom with modern white suite, shaped bath, separate shower, wash hand basin, storage cupboards and WC
- Mostly double glazed or secondary double glazing and gas heating
- Outside: Off road parking for a number of cars, side access to landscaped rear garden. Large patio area ideal for al fresco dining. The garden has lawn areas with an abundance of well stocked flower and shrub borders, ornamental fish pond, pagola, shed and summer house positioned at the rear of the garden enjoying views over the cricket ground

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

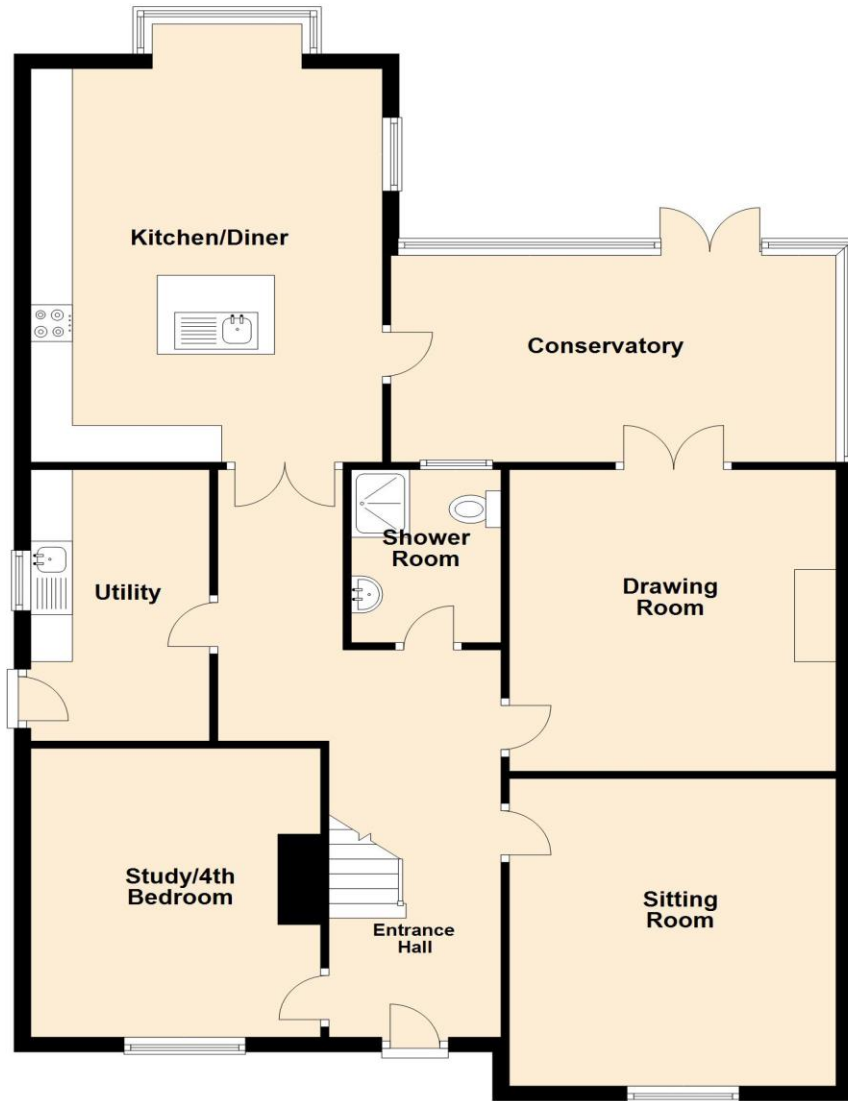
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





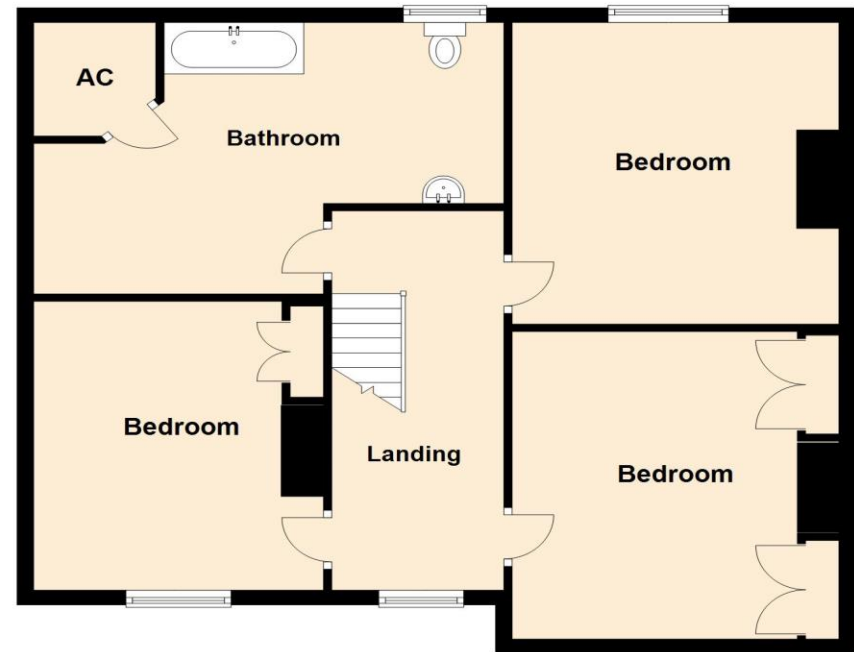
Ground Floor

Approx. 116.8 sq. metres (1257.3 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx. 194.2 sq. metres (2089.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.





view from bedroom window



Town centre



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