



**Wimborne
Dorset, BH21 1HZ**

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FREEHOLD PRICE: £550,000

A split level four bedroom well presented detached family home with off road parking and garage in a sought after cul de sac location within walking distance of the town centre. NO FORWARD CHAIN.

- Split level versatile accommodation
- Steps lead to entrance porch
- Spacious sitting room with feature stone fireplace and inset coal effect gas fire and attractive square bay window
- Modern kitchen/breakfast room with range of base and eye level units and complementary solid oak worktops, built in fridge/freezer, space for cooker, tiled flooring, space for table and chairs and rear aspect window
- Lower ground floor dining room with door to UTILITY ROOM with sink, base units, space for washing machine and door to CLOAKROOM
- First floor landing with bedroom three and four
- Family bathroom with white three piece suite
- Second floor landing with bedroom one and two, both with built in mirror fronted wardrobes
- Main bedroom with en suite shower room with corner shower cubicle, wash hand basin, WC and part tiled walls
- Double glazing and gas heating
- Potential to change lower ground floor into annex subject to the necessary planning permission
- Outside: Driveway provides off road parking leading to over size garage with door into dining room. The front garden has well stocked flower and shrub borders. The rear garden is south facing with paved patio and covered storage area, timber shed and lawn with well stocked flower beds

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: D

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.





Lower ground floor
(Potential annex)

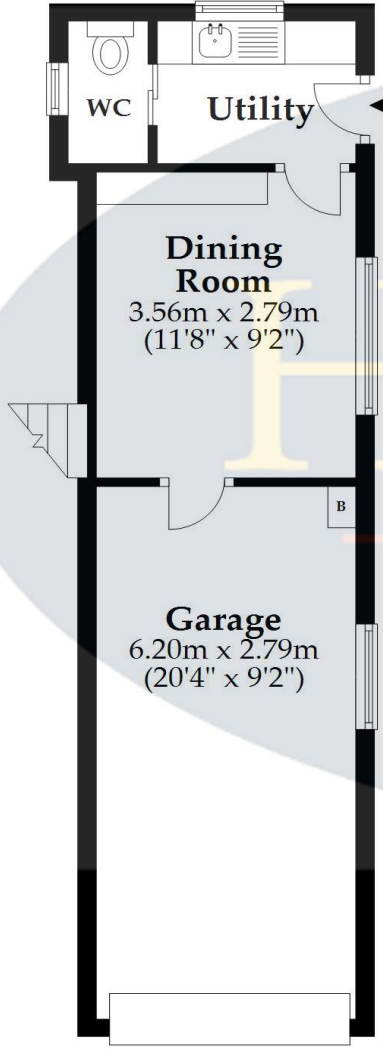


Lower floor
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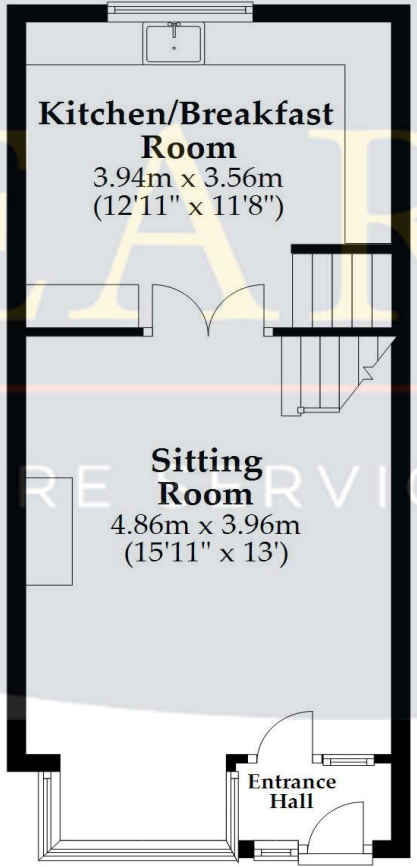
Lower Ground Floor

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

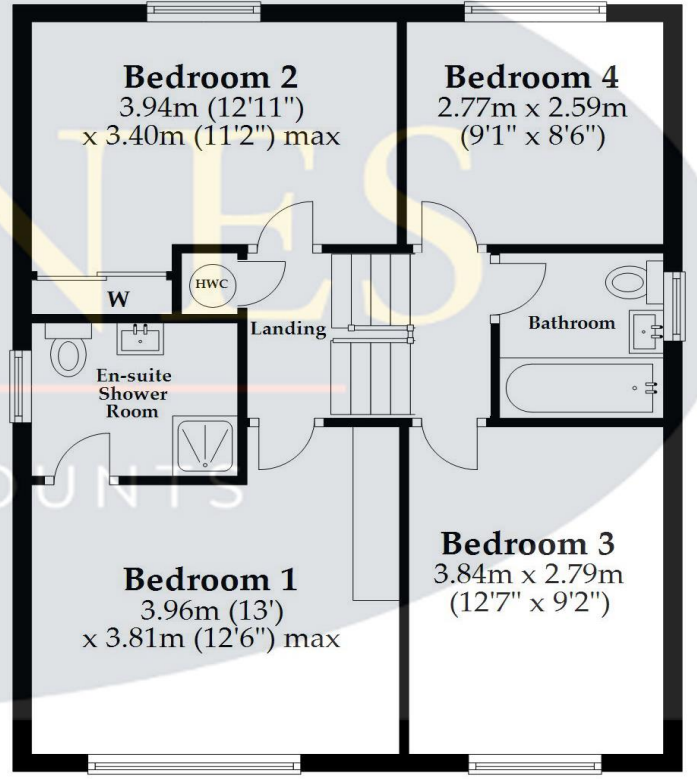
Potential Annexe



Ground Floor



Split Level First Floor



Gross Internal Floor Area: approx 132 sq. metres (1418 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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