



Wimborne, Dorset, BH21 1RZ

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## FREEHOLD PRICE: £600,000

An immaculately presented and spacious four bedroom detached family home with stunning kitchen/family room and en suite to main bedroom with off road parking and beautifully presented garden. The property is situated on a superb development of five homes in the heart of Merley.

- Entrance hallway with modern cloakroom
- Spacious sitting room with feature brick open fireplace enjoying a front aspect
- Stunning kitchen/family room with contemporary fully fitted kitchen with high gloss base units and contrasting eye level units, stone worktops including a work island incorporating breakfast bar, large walk in cupboard and space for table and chairs/sofa, French doors leading to patio and garden
- Four good size bedrooms
- Main bedroom with built in wardrobes with luxury fitted en suite shower room
- Superb family bathroom with shower over bath and fully tiled walls
- UPVC double glazing and gas heating
- Quality flooring throughout
- Outside: Brick paviour off road parking for two cars with small front garden with panel and picket fencing. The rear garden has good size patio ideal for al fresco dining with flat lawn and garden shed enclosed by panel fencing

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately two miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E      EPC RATING: B

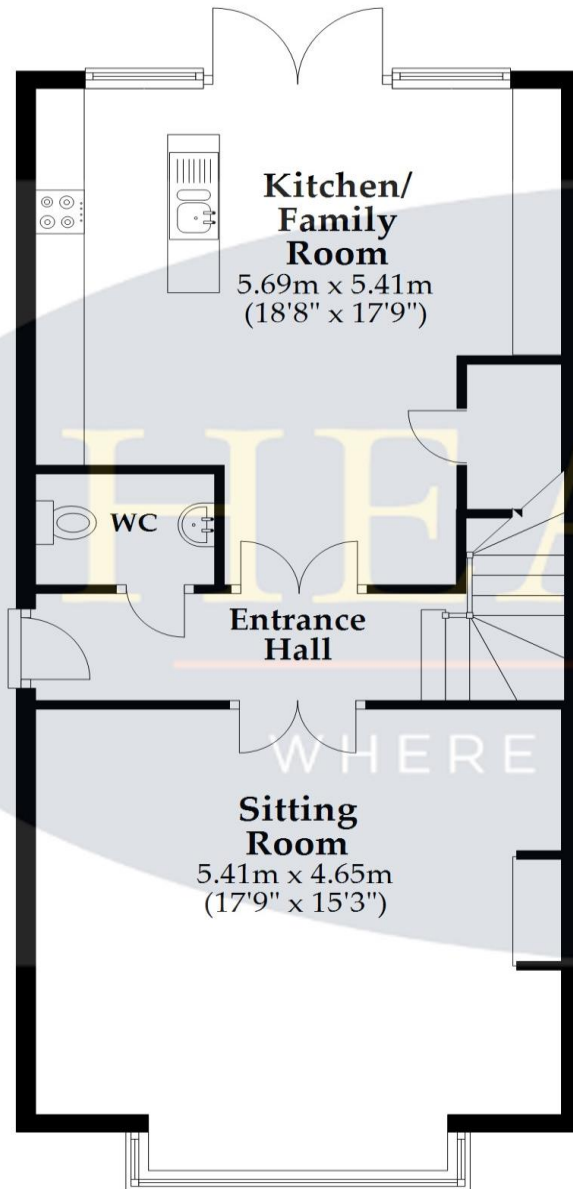
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



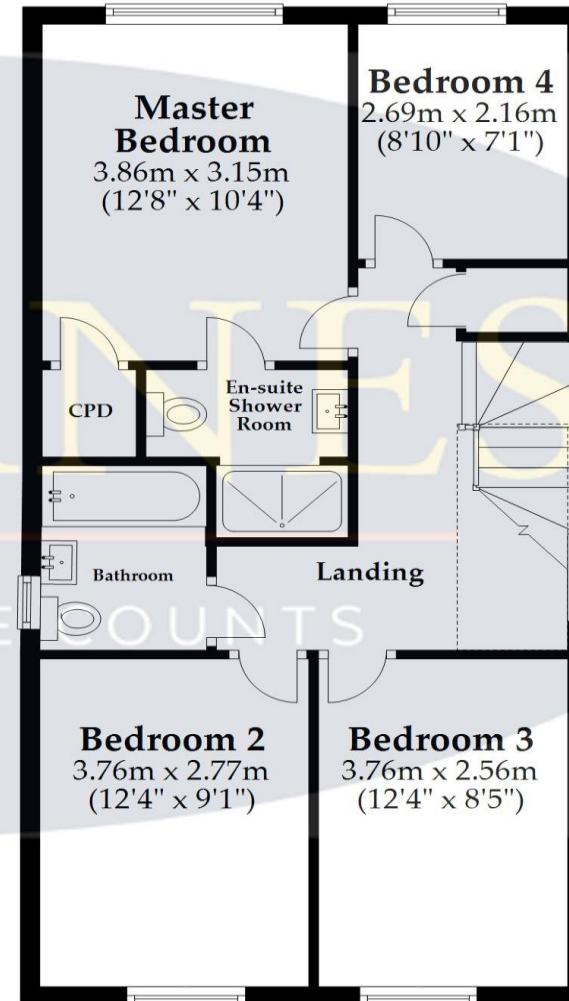


Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

## Ground Floor



## First Floor



**Total Area: approx 119.0 sq.metres (1284 sq. feet)**

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





Wimborne Town centre



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