

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1TQ

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FREEHOLD PRICE: £650,000

An immaculately presented and deceptively spacious family home offering four bedrooms and two bathrooms as well as a stunning kitchen/lifestyle room with separate utility room. The property is situated in a sought after cul de sac location with off road parking and garage.

- House is approximately 1,796 sq ft
- Entrance hallway with large storage cupboard for coats, shoes and boots
- Modern cloakroom with WC, wash hand basin and feature tiled walls
- Good size sitting room with double door from both hallway and into kitchen/lifestyle room and front aspect bay window
- Stunning kitchen/lifestyle room with dual colour base and eye level units with stone worktops, built in Neff double ovens, hand painted central island with pan drawers and breakfast bar with inset Neff induction hob and pop up extractor fan. Space for large dining table and chairs and sofas, bifold doors leading to garden
- Separate utility room with sink and various storage cupboards, space for appliances and door to garage
- Four generous size bedrooms
- Main bedroom with built in wardrobes and luxury en suite shower room with shower cubicle, floating vanity unit with wash hand basin, WC, ladder style towel rail, matching storage cupboard and fully tiled walls
- Superb family bathroom with bath and shower over, shower screen, vanity unit with wash hand basin, WC and fully tiled
- Double glazing and gas heating, Amtico feature flooring in hallway and kitchen/lifestyle room
- Outside: Off road parking leading to garage with electric roller door. The front garden is landscaped with raised mature flower and shrub borders with feature lights. The rear garden has to the immediate rear a decking area ideal for alfresco dining leading on to lawn area with raised flower bed borders enclosed by panel fencing. Storage shed and rear gate leading to Cranfield Avenue

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 a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

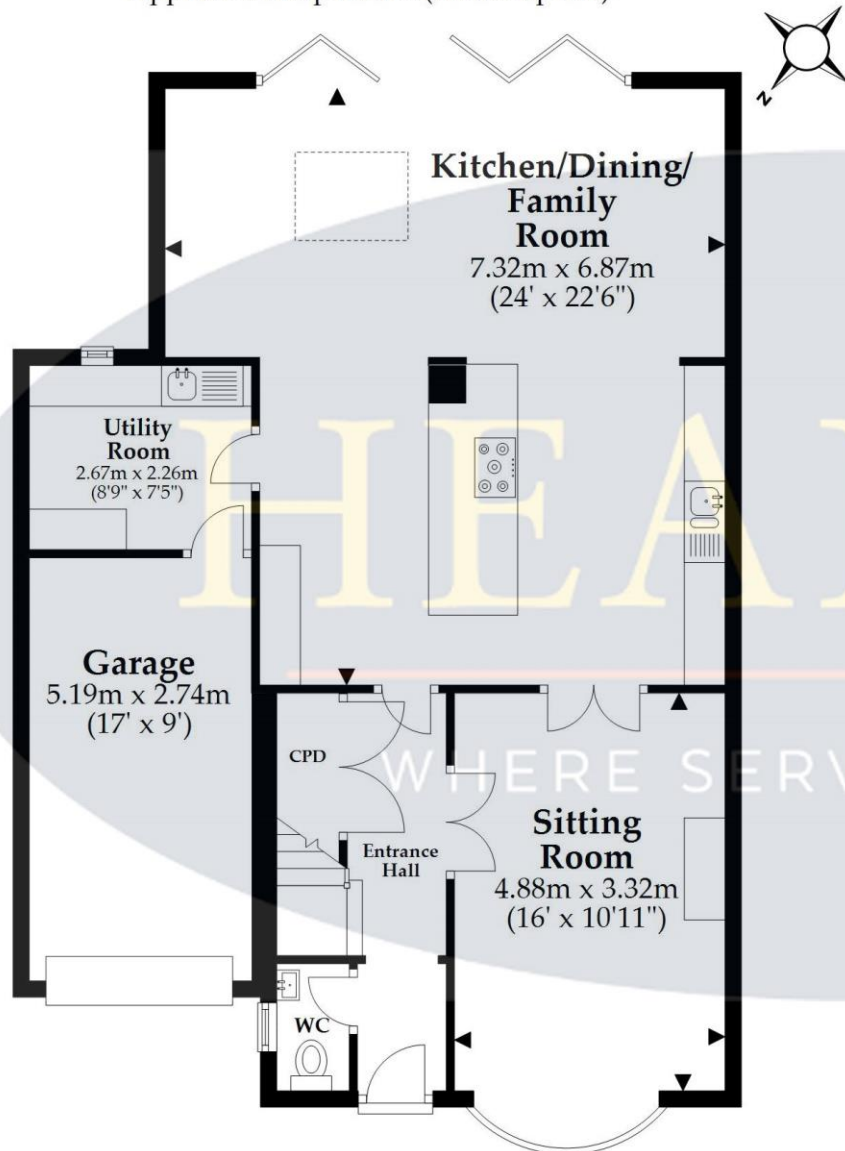
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





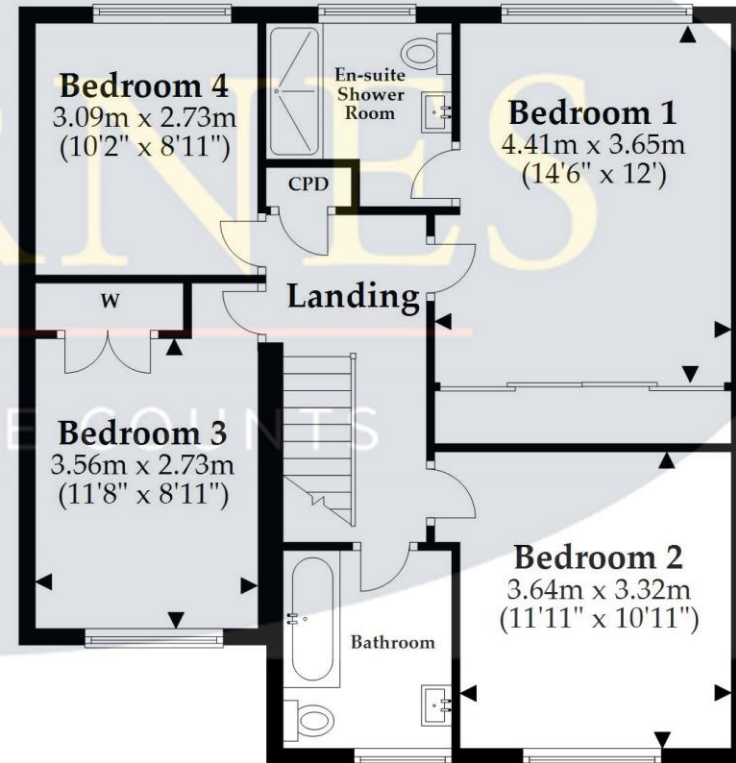
Ground Floor

Approx. 95.4 sq. metres (1026.6 sq. feet)



First Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



Total area: approx. 166.9 sq. metres (1796.6 sq. feet)

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





TOWN
CENTRE



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