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**Wimborne  
Dorset, BH21 2RQ**

# Wimborne, Dorset, BH21 2RQ

## FREEHOLD PRICE: £675,000

This superbly positioned and immaculately presented semi detached home offers four bedrooms and three bathrooms as well as a stunning sitting/dining room overlooking the garden and integral garage situated over three floors. The property occupies a unique position down a private unmade road yet walking distance of the town centre.

- Approximately 1,624 sq ft
- Slate diamond tiled side footpath with a glazed canopy leading to entrance door
- Reception hallway with under stairs cupboard and personal door to garage and door off to cloakroom with modern WC, vanity unit with wash hand basin and fully tiled walls with mirror recess and lighting
- Stunning sitting/dining room with full height bifold doors leading to terrace and south facing garden
- Superb kitchen with range of contemporary units with corian worktops, inset induction hob with extractor hood over, Neff electric oven and microwave, integrated dishwasher and fridge freezer enjoying a front aspect bay window
- Three good size first floor bedrooms. Bedroom two with bay window, built in wardrobes and modern en suite shower room and bedroom three benefitting from built in wardrobes
- Luxury fitted family bathroom with bath, vanity unit with wash hand basin, heated ladder style towel rail, WC and fully tiled walls and flooring
- Impressive second floor main suite with large dressing area, fitted wardrobes, shelving and drawers with superb en suite shower room, corner shower cubicle, wash hand basin, WC, heated ladder style towel rail and fully tiled walls
- Double glazing, alarm system and gas heating with under floor heating to the ground floor
- Outside: A resin driveway provides off road parking leading to integral garage with timber swing doors, utility area with sink, space for washing machine and wall mounted gas boiler. The rear garden is south facing with terrace patio leading to large flat lawn and established hedging, flower and shrubs enjoying a good degree of privacy

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: F EPC RATING: C

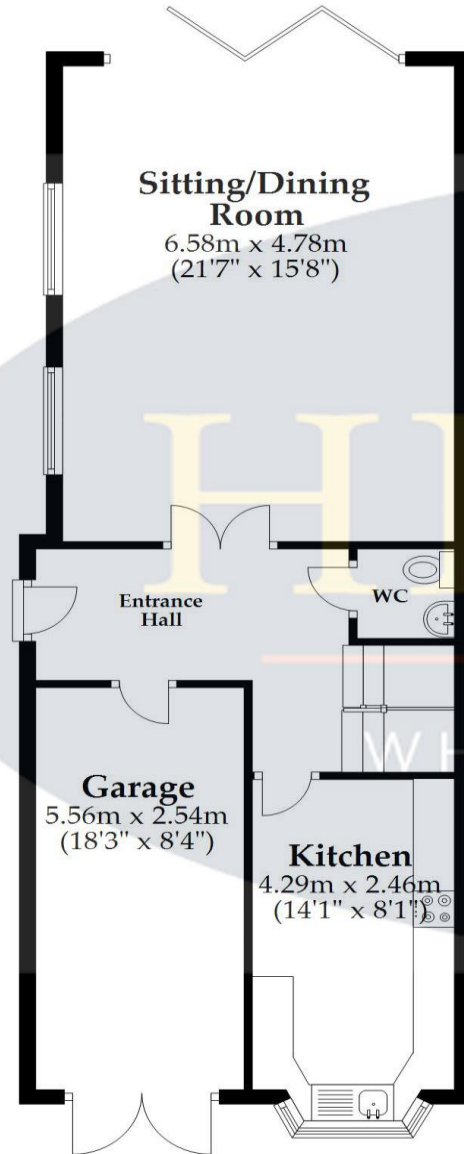
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





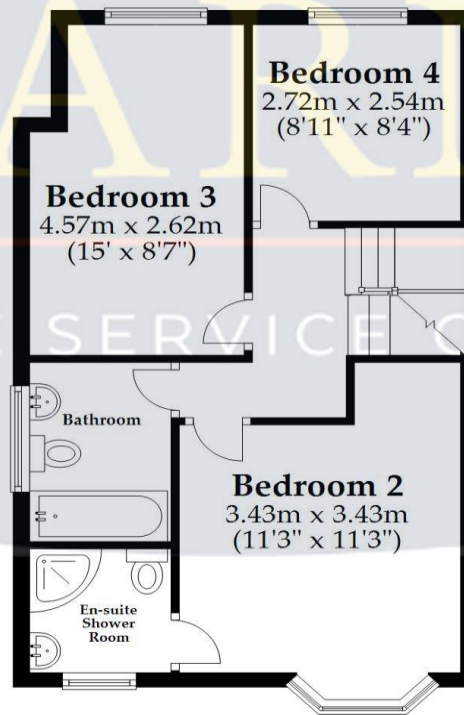
## Ground Floor

Approx. 70.7 sq. metres (760.8 sq. feet)



## First Floor

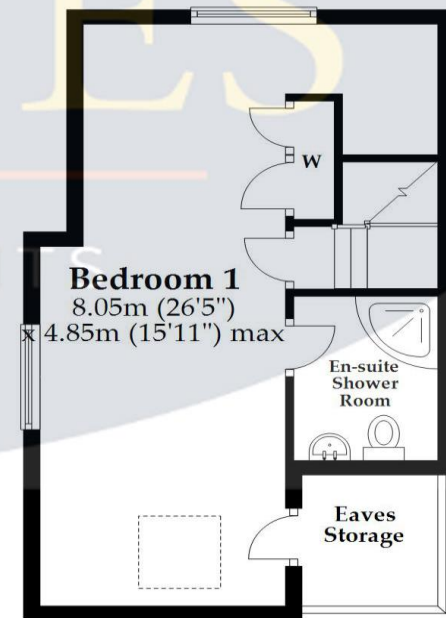
Approx. 46.6 sq. metres (501.3 sq. feet)



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

## Second Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 150.9 sq. metres (1624.8 sq. feet)

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





Bridleway walks from the Close



[www.hearnes.com](http://www.hearnes.com)

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