



Wimborne
Dorset, BH21 2FS

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FREEHOLD PRICE: £610,000

An attractive and immaculately presented spacious semi detached family home offering four bedrooms and two bathrooms with superb kitchen/diner and separate utility room. The property is situated on the Saxonbury development built by Wyatt Homes with landscaped gardens, off road parking and garage.

- Sought after development with easy access to scenic river walks
- Remainder of 10 year warranty
- Spacious entrance hallway with two large storage/cloaks cupboard
- Cloakroom with floating vanity unit with wash hand basin, enclosed WC and tiled flooring
- Spacious sitting room with feature stone fireplace and inset coal effect fire, windows and French doors to patio and garden
- Superb kitchen/diner with range of base and eye level units and pan drawers, complementary worktops, inset induction hob with extractor fan over, electric oven, separate microwave oven, integrated full size dishwasher, space for American style fridge freezer, space for large table and chairs, dual aspect, bay window and French doors to garden
- Separate utility room with base units and cupboard with worktop and sink, space for washing machine and tumble dryer, tiled flooring
- Four good size bedrooms. Main bedroom with built in wardrobe and luxury fully tiled en suite shower room
- Family bathroom with luxury fitted fully tiled suite with separate shower cubicle
- Double glazing and gas heating
- Outside: Off road parking leading to garage with up and over door. Landscaped gardens with front lawn area bound by low level Laurel hedging, paved pathway to front door. The rear garden has large paved patio area leading to lawn with flower, tree and shrub borders enclosed by brick walling and panel fencing

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: B

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

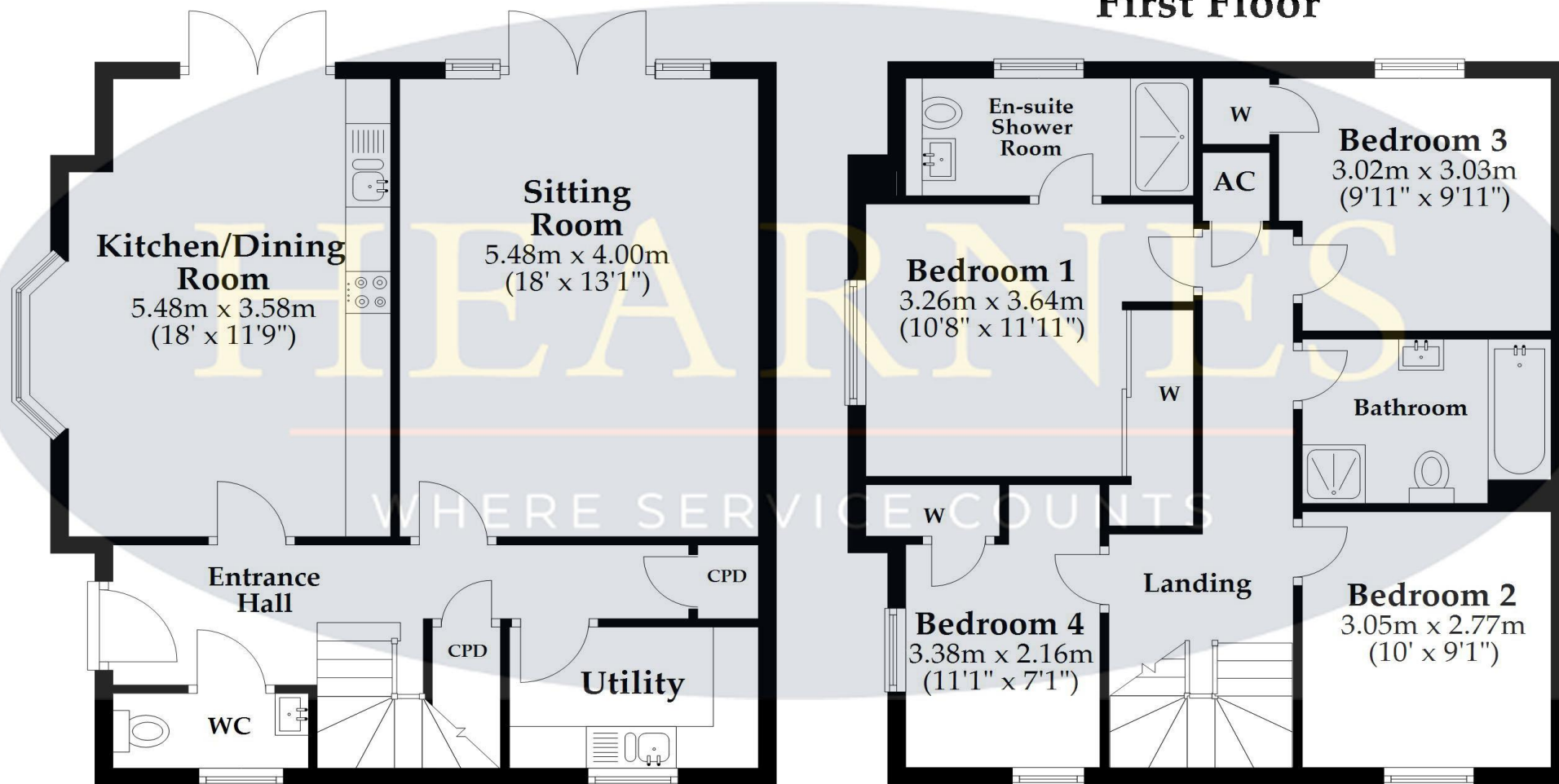




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

First Floor



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





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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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