

HEARNES

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**Wimborne
Dorset, BH21 2ED**

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FREEHOLD PRICE: £360,000

An immaculately presented and spacious two double bedroom semi detached home with modern kitchen and bathroom. Situated on a good size plot with off road parking and garage.

- Entrance porch with door to the rear garden
- Entrance hallway with utility area and space and plumbing for washing machine and tumble dryer, worktop and two storage cupboards
- Spacious sitting/dining room with inset wood burner, built in storage cupboard and two large front aspect windows
- Modern kitchen with range of high gloss soft close base and eye level units with pan drawers, complementary worktops, inset gas hob and extractor fan over, adjacent oven, space for slimline dishwasher and rear aspect window
- Inner hallway with space for separate fridge freezer, storage area and door to cloakroom and garden
- Cloakroom with WC
- Two double bedrooms with bedroom two having built in wardrobes
- Modern bathroom with shaped enclosed bath with shower screen and electric shower over and wash hand basin
- Separate WC
- Outside: Off road parking leading to garage with electric door. The front garden is laid to lawn with tree and hedging border. The rear garden is of a good size with patio area leading to large lawn with flower, shrub and apple tree border and raised vegetable boxes and garden shed. The garden is enclosed by fencing and hedging with double gate giving access to the front of the property

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

COUNCIL TAX BAND: C EPC RATING: D

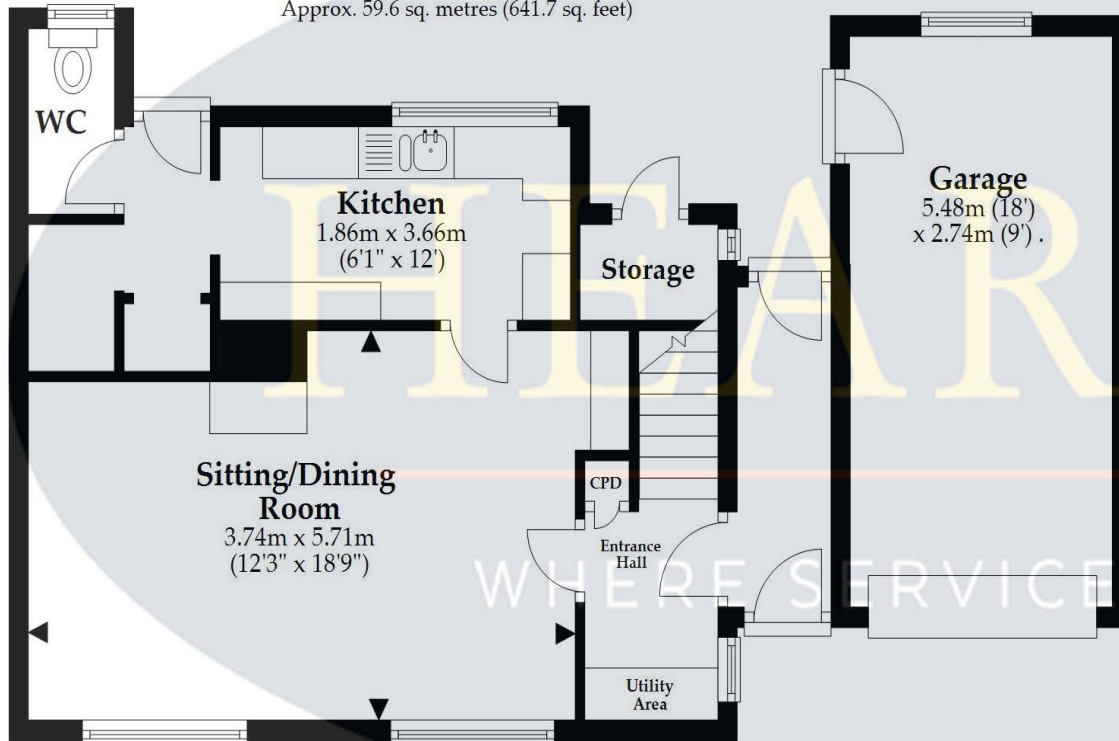
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Ground Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 99.3 sq. metres (1068.9 sq. feet)

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



