



**Wimborne  
Dorset, BH21 2FS**

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## FREEHOLD GUIDE PRICE: £625,000

An attractive and well presented four bedroom, two reception room, two bathroom detached family home on a small well sought after development enjoying easy access to scenic river walks and By the Way field.

- Built by well known building company Wyatt Homes
- Remaining 10 year warranty
- Large entrance hallway with storage cupboard
- Modern cloakroom with enclosed WC and vanity unit with wash hand basin
- Spacious sitting room with feature fireplace and inset wood burner enjoying a triple aspect
- Stunning kitchen/dining room with range of soft close base and eye level units with complementary quartz worktops, inset induction hob with extractor fan over, double oven, integrated full size dishwasher, space for American style fridge freezer, space for large table and chairs, dual aspect with French doors onto garden terrace
- Separate utility room with base and eye level units and complementary worktops, sink, space and plumbing for washing machine and tumble dryer, rear door to garden
- Quality feature tiling through hallway, kitchen/breakfast room and utility room
- Four good size bedrooms
- Main bedroom with built in wardrobe and luxury fitted shower room
- Bedroom two and three benefitting from built in wardrobes
- Family bathroom with luxury fitted fully tiled three piece suite
- Double glazing with fitted white shutters and gas heating
- Outside: Off road parking for two cars leading to garage with up and over door. Open plan front garden. Rear garden with large patio area ideal for al fresco dining leading to lawn area with raised flower and shrub borders, enclosed by high walling and pedestrian gate to garage

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 approximately 2 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: B

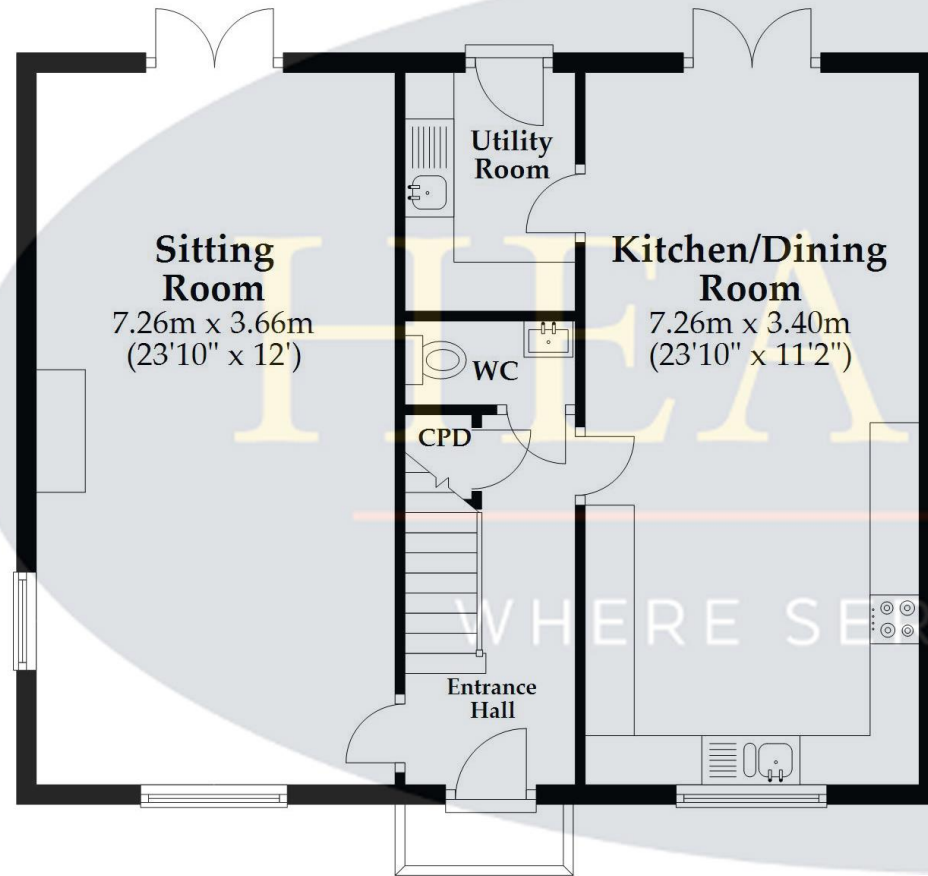
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



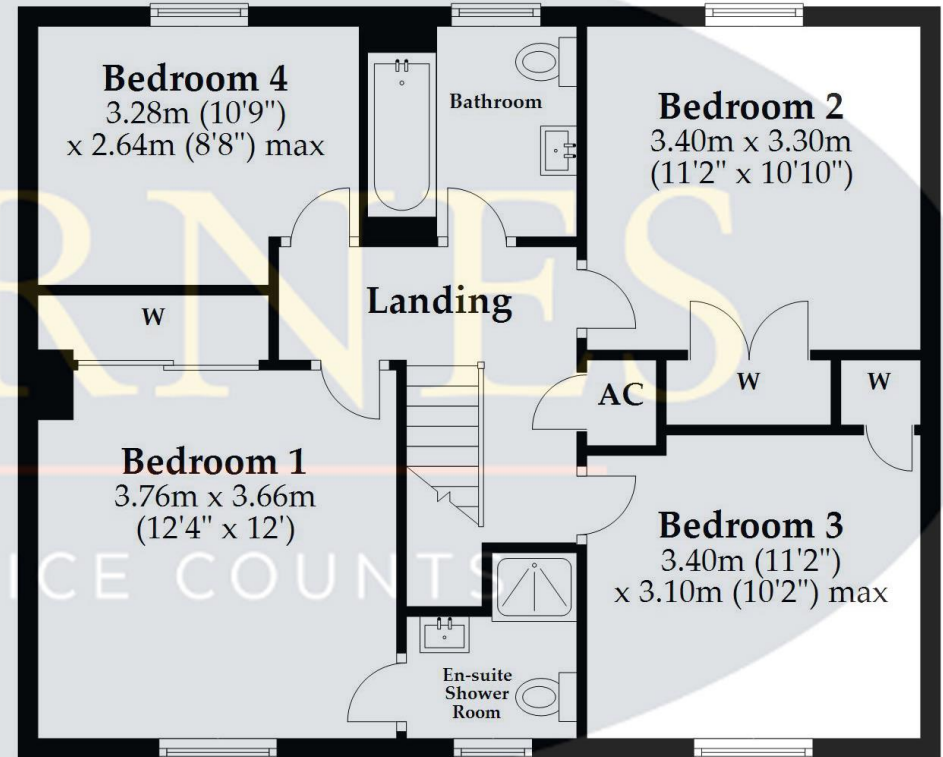


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## First Floor



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





# HEARNES

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