



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1QQ**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £570,000

A well presented and spacious four bedroom, two reception room detached family home with off road parking situated on a small development set back from the road.

- Spacious entrance hallway with solid timber flooring
- Good size sitting room with matching flooring, dual aspect with fitted display shelving with concealed storage and bureau, triple glazed French doors into feature bay opening to the rear garden
- Large playroom with dual aspect, triple glazing
- Generous size kitchen/dining room with excellent range of base and eye level units and complementary worktops, space for appliances, space for table and chairs, side aspect triple glazed French doors, underfloor heating
- Rear lobby area with space for washing machine and tumble dryer
- Ground floor shower room with walk in shower, wash hand basin and WC
- Four good size bedrooms
- Modern bathroom with three piece suite (next to bathroom is a storage room which could easily be extended into the main bathroom to incorporate a shower)
- Outside: A block paved private driveway which serves three other properties giving access to off road parking to the front of the property. The rear garden enjoys a south westerly aspect where a paved patio area can be found with flat lawn area and to the rear a timber shed and further off road parking if required. The garden is enclosed by panel fencing.

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

COUNCIL TAX BAND: E EPC RATING: D

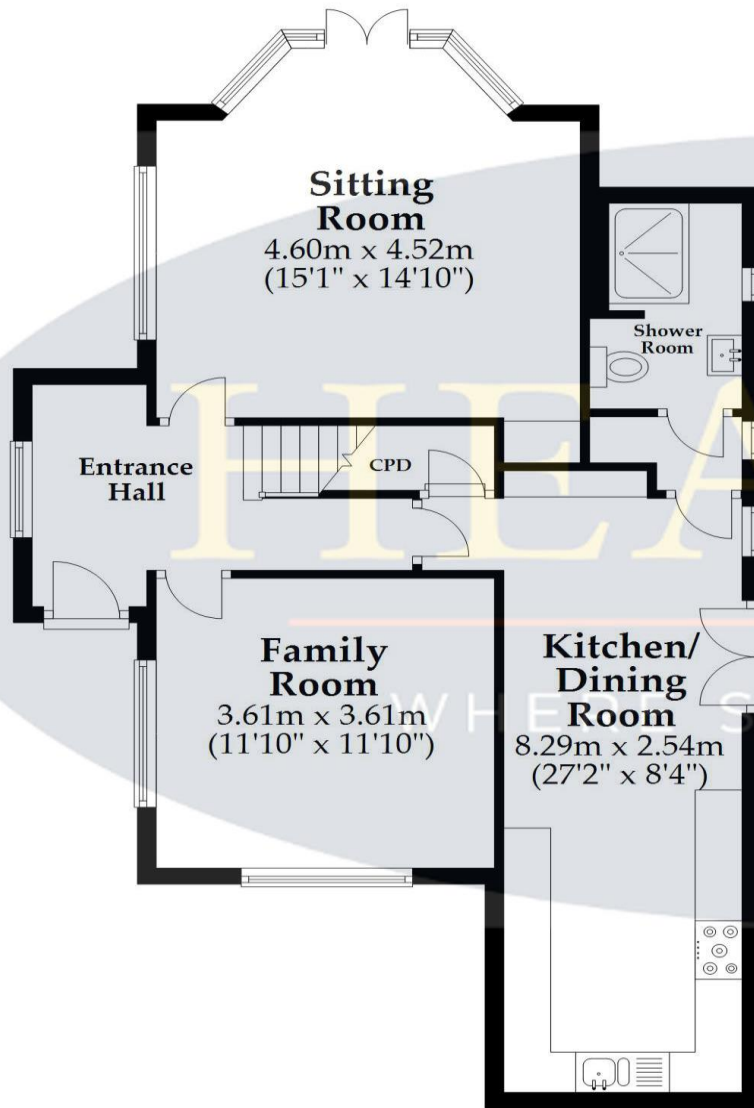
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



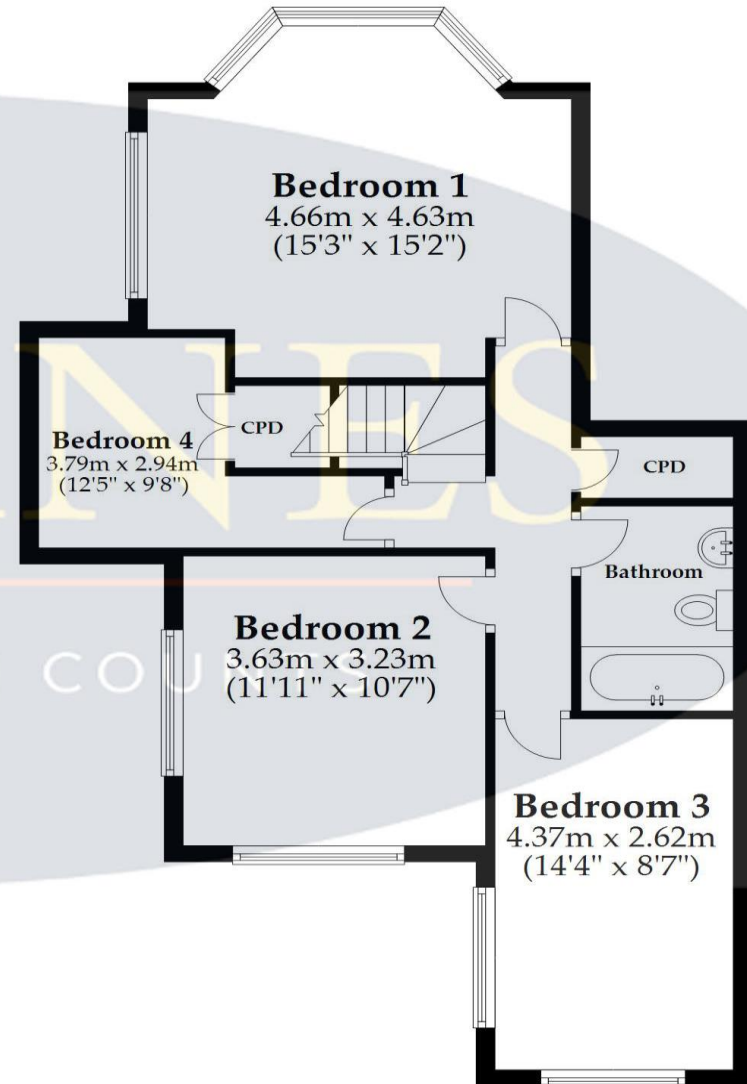


Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx. 136 sq. metres (1464 sq. feet)

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







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