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**Wimborne**  
**Dorset, BH21 1LA**

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## FREEHOLD PRICE: £585,000

A well presented and spacious three bedroom, two reception room, three bathroom semi detached house with off road parking for two cars and garage situated in the heart of Wimborne.

- Entrance storm porch leading to entrance hallway with storage cupboard and cloakroom with wash hand basin and WC
- Spacious sitting room with feature electric log effect fire, bay window and bifold doors to dining room
- Separate dining room with further bifold door to courtyard garden
- Superb kitchen with range of white gloss base and eyelevel units, complementary worktops, inset gas hob with electric oven and grill below, built in microwave, integrated fridge/freezer, washing machine and slimline dishwasher, concealed unit housing gas boiler, rear window and door to courtyard garden
- Three good size bedrooms
- Main bedroom with fitted wardrobes and matching bed side cabinets, door off to modern shower room with double shower cubicle, vanity unit with wash hand basin, WC, heated ladder style towel rail and fully tiled walls
- Bedroom two with mirror fronted free standing wardrobes and small modern en suite shower room with corner shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Family bathroom with three piece suite
- Triple glazing, gas heating and fitted wooden shutters throughout
- Outside: To the front of the property there are two allocated parking spaces and garage with pitched roof, electric door, power and light. An attractive rear courtyard garden is enclosed by brick walling with a good size patio area with electric awning, raised flower beds and a brick built barbecue
- Three minutes' walk of the Minster and less than 5 minutes of the Square

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 easy walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

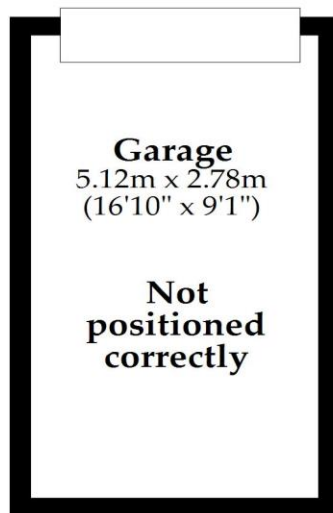
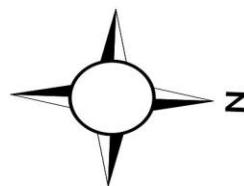
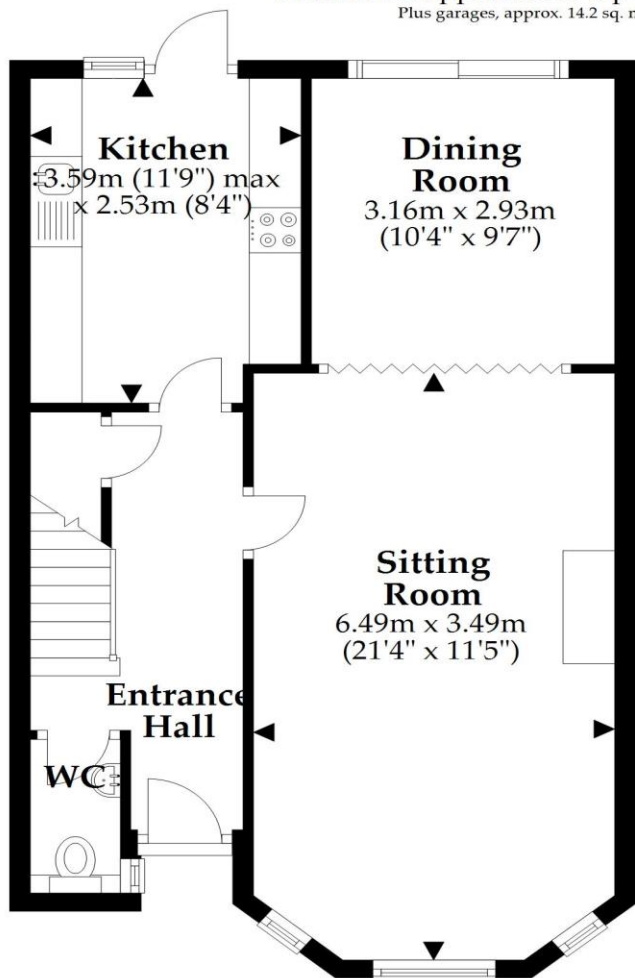
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





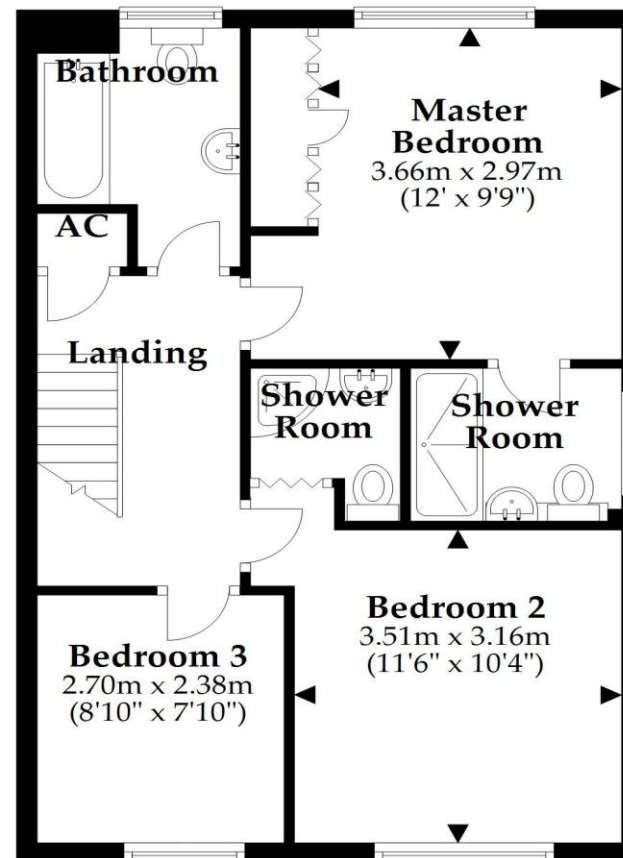
## Ground Floor

Main area: approx. 51.9 sq. metres (558.9 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)



## First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Main area: Approx. 102.9 sq. metres (1107.9 sq. feet)

Plus garages, approx. 14.2 sq. metres (153.2 sq. feet)

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





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

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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