



Wimborne  
Dorset, BH21 1TJ

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## FREEHOLD PRICE GUIDE: £600,000 - £650,000

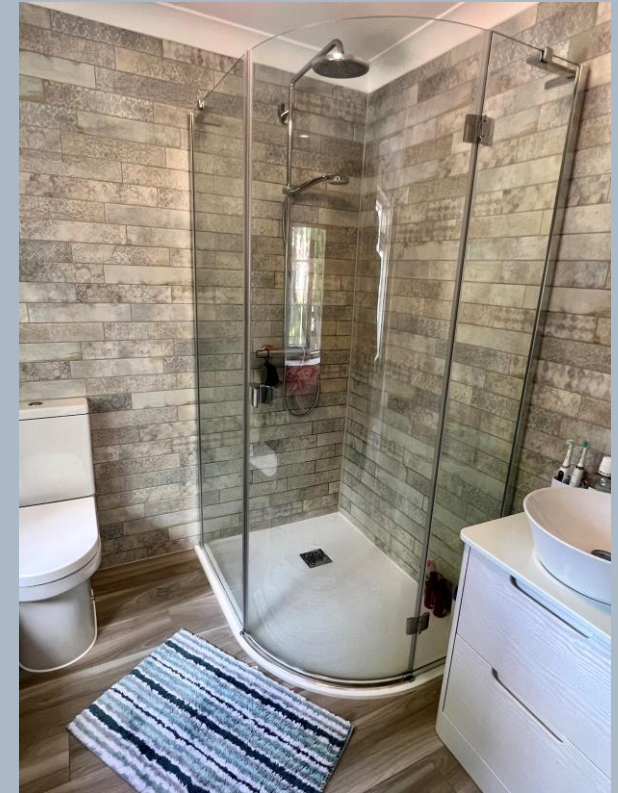
An immaculately presented and spacious four bedroom family home with stunning kitchen/breakfast room with luxury fitted bathrooms situated in a quiet cul de sac location.

- Spacious entrance hallway with storage cupboard and contemporary style cloakroom
- Good size sitting room with feature stone fireplace, inset electric fire, bay window and double doors leading to dining room
- Large dining room leading through to superb Family room with French doors leading on to patio and garden
- Quality 'earthworks' flooring in principle rooms
- Stunning kitchen/breakfast room having range of soft close base and eye level units with quartz worktops and pan drawers, AEG hob with matching oven and extractor fan over, integrated fridge and built in dishwasher, breakfast bar, door to garden and further door to utility room
- Utility room (which was formerly the garage), space and plumbing for washing machine, tumble dryer and freezer, built in cupboard, double opening door to the front
- Four good size bedrooms
- Superb main bedroom with fitted wardrobes and stunning en suite shower room with feature tiling
- Bedroom four with sun balcony overlooking the front elevation
- Double glazing and gas heating
- Outside: Off road parking for a number of cars. The rear garden has a good size patio area leading to garden with artificial grass and shrub/flower borders and further rear patio area 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 1.3 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

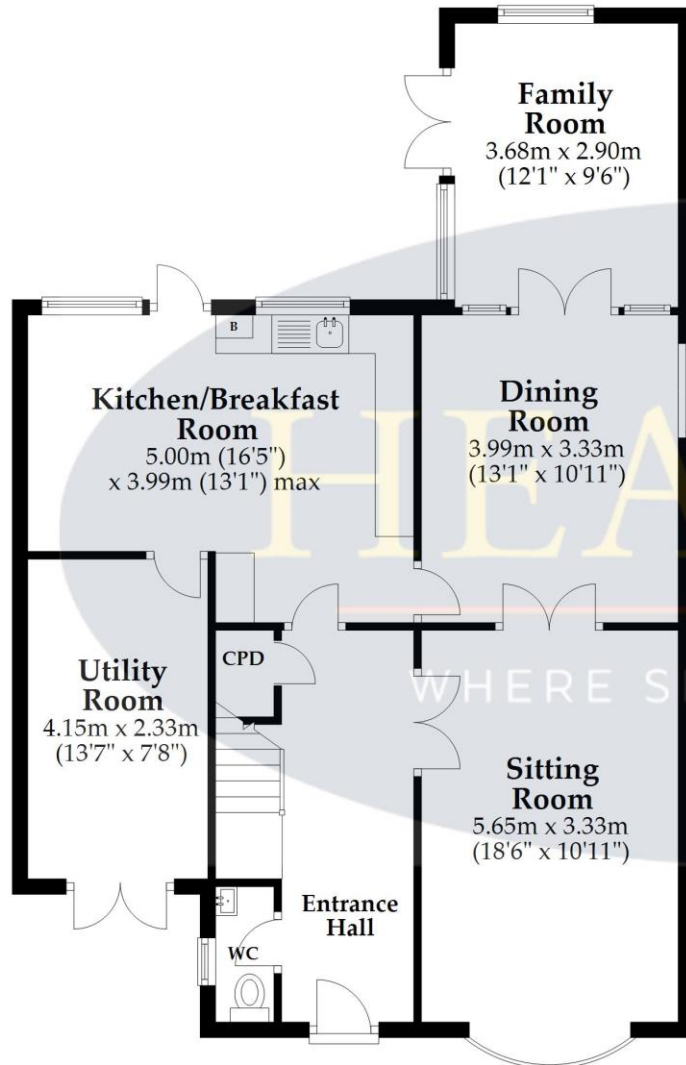
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





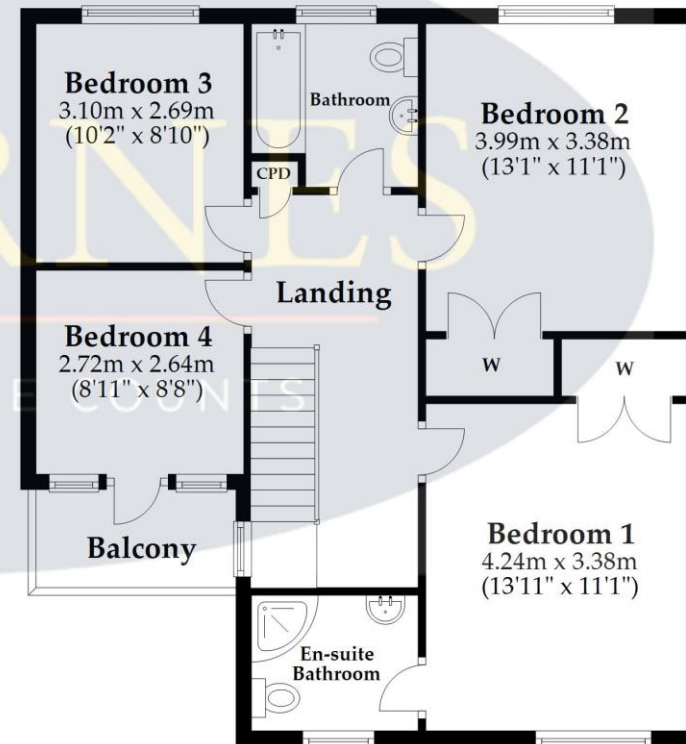
## Ground Floor

Approx. 83.5 sq. metres (899.2 sq. feet)



## First Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 151.6 sq. metres (1631.7 sq. feet)

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





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

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