

# Wimborne Road West

Stapehill, Dorset, BH21 2DY



**HEARNES**

WHERE SERVICE COUNTS



# *“An attractive detached family home with a tandem garage and south west facing rear garden”*

**FREEHOLD PRICE £695,000**

A spacious and well-presented four bedroom, three reception room, one bathroom, one shower room detached home set in this established, non-estate setting with off-road parking, detached tandem garage and a beautiful south west facing rear garden. Situated in a convenient location between Ferndown and the market town of Wimborne.

## **Ground Floor:**

- **Entrance hall**
- Stunning fully fitted **kitchen/breakfast room** with base and wall mounted units, roll top work surfaces with sink unit, island which also forms a breakfast bar, double oven, gas hob with extractor canopy above and integrated fridge/freezer
- **Utility room** with base and wall mounted units, sink, space and plumbing for a washing machine
- Particularly good sized 21ft **sitting room** with an attractive fireplace and fitted living flame gas fire
- **Dining room** with sliding patio doors out to the rear garden
- **Study/further reception room** with patio doors out to the front garden
- **Cloakroom** with wc and wash hand basin

## **First Floor:**

- 18ft **Main bedroom** enjoying a dual aspect and views across the rear garden
- Stylish **en-suite shower room** with a walk in shower cubicle, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom enjoying a view across the rear garden
- **Bedroom three** is again a double bedroom
- **Bedroom four** is a good sized single bedroom
- **Modern refitted family bathroom** incorporating a bath with shower over and glass shower screen, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Further benefits** include double glazing and gas central heating.

**COUNCIL TAX BAND: F**

**EPC RATING: C**

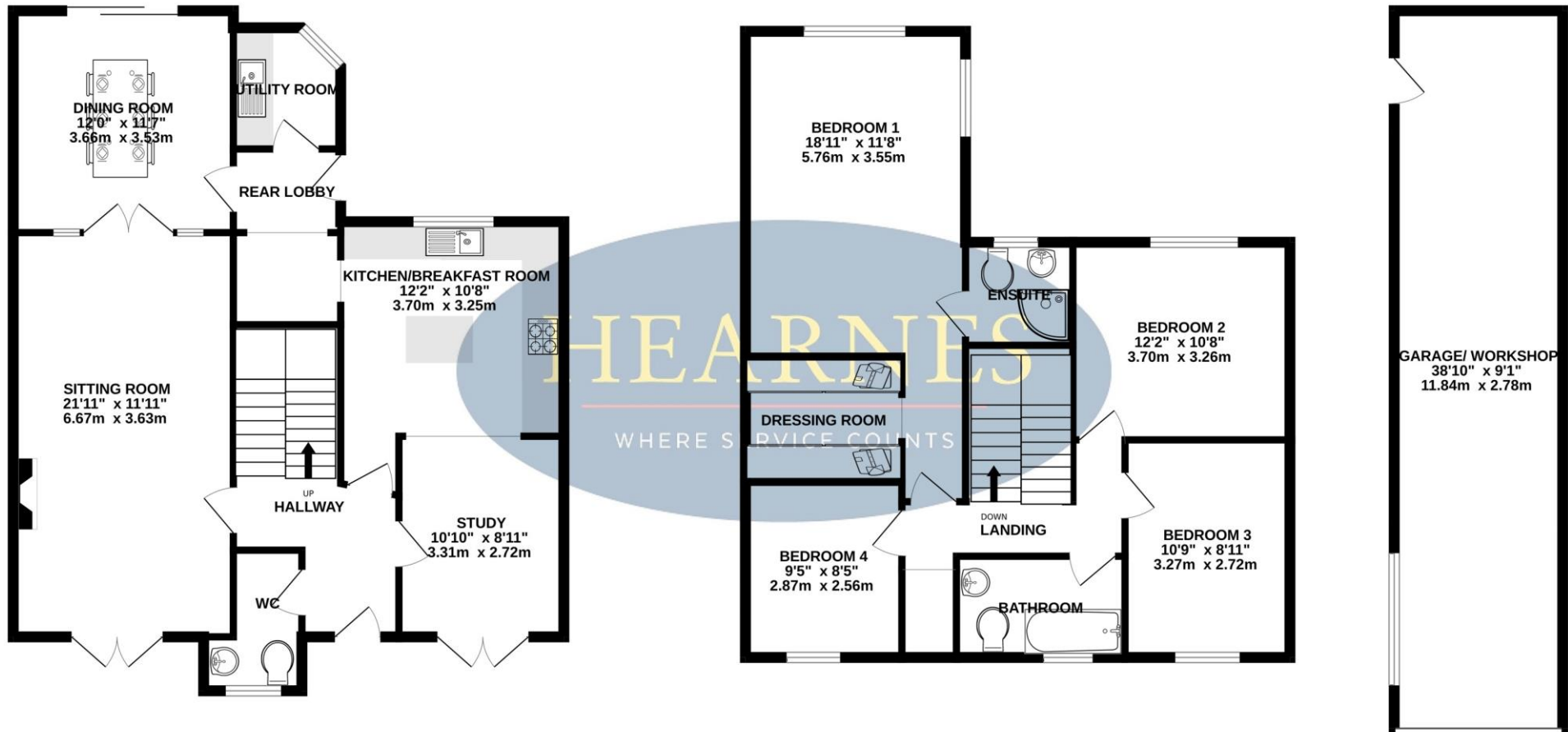




GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
1152 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

- The **rear garden** faces a **south westerly aspect** and has been beautifully landscaped to incorporate paved areas, a graveled seating area and an expanse of lawn, all enclosed by mature shrubs, hedging and fencing
- A block paved driveway provides **off-road parking**, leading up to the garage
- **Tandem garage/workshop** with up and over door, rear personal door, power and lighting
- The property is well secluded from the road by thick, established hedgerow enclosing the attractive front garden

Ferndown Town Centre is approximately 1 ½ miles away with its excellent range of day-to-day shops, leisure facilities and schools. The attractive market town centre of Wimborne is just under 2 ½ miles away, once again providing excellent shopping, leisure and schooling amenities.



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