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**16 Yew Tree Close, Wimborne  
Dorset, BH21 1LL**

# 16 Yew Tree Close, Wimborne, Dorset, BH21 1LL

## FREEHOLD PRICE £620,000

A beautifully refurbished 4 bedroom detached bungalow with off road parking and double garage, situated on the outskirts and within easy walking distance of Wimborne town centre. This well-proportioned home must be viewed internally to be fully appreciated and is offered with no forward chain.

Steps from the driveway lead up to an entrance storm porch leading through to a spacious entrance hallway. Double doors then lead through to the sitting room with gas coal effect fire place, front aspect windows and French doors leading onto patio and front garden. A particular feature to the property is the kitchen/breakfast room having a brand new kitchen of white gloss units with chrome handles with soft close doors, integrated appliances, space for table and chairs and enjoying a dual aspect. A door leads off to the utility room with further space for washing machine and tumble dryer, boiler and side door to garden. There are then four good sized bedrooms, the master bedroom benefiting from a dual aspect and an en suite shower room with a new suite comprising of a corner shower cubicle, vanity unit with wash hand basin, chrome ladder heated towel rail, fully tiled walls, light and mirror and window. The luxury re fitted family bathroom also has a white suite with bath, separate shower cubicle, vanity unit with wash hand basin and enclosed wc, chrome ladder heated towel rail, fully tiled walls, light and mirror. Additional features to the property include UPVC double glazing and gas central heating.

Outside. A tarmac driveway gives off road parking for 4 cars, leading to a huge integral garage with up and over door. Steps then lead up to the front garden where there is a paved patio area, with the garden then being laid to lawn with flower and shrub surrounds and high hedging. A pathway leads down one side of the property into the rear garden which is again laid to lawn with flower, tree and shrub borders, again being enclosed by high hedging and panel fencing.

Yew Tree Close is a quite cul de sac just a short walk from Wimborne town centre where you will find coffee shops, restaurants and the popular Tivoli theatre and is within catchment area of reputable schools.

**COUNCIL TAX BAND: F**

**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.







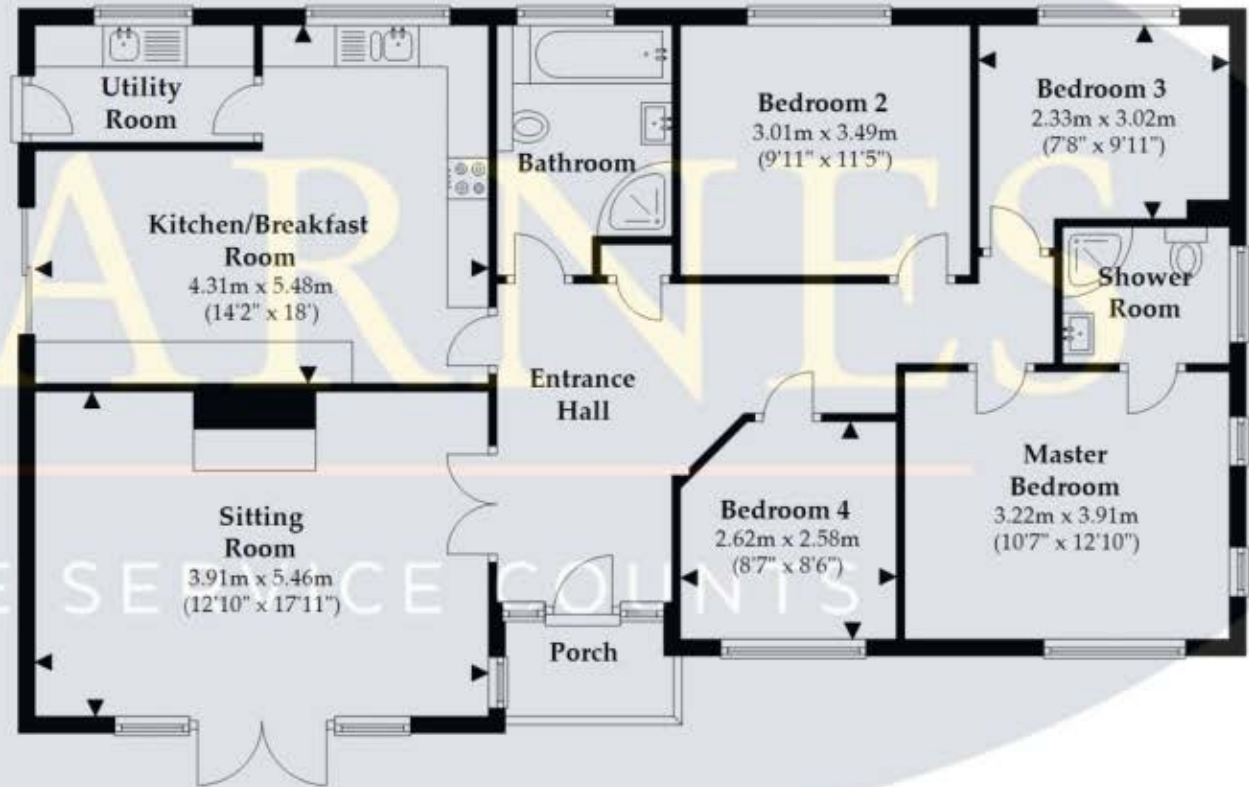
### Basement

Approx. 47.7 sq. metres (513.8 sq. feet)



### Ground Floor

Approx. 110.2 sq. metres (1186.1 sq. feet)



**LJT SURVEYING** Total area: approx. 157.9 sq. metres (1699.9 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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

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