



Merley
Wimborne, Dorset, BH21 1SP

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FREEHOLD PRICE GUIDE £500,000

A well presented and extended four bedroom detached family home with ample off road parking and garage situated in a quiet cul de sac location.

- Large entrance porch
- Entrance hallway with cloakroom and under stairs storage cupboard
- Spacious sitting/dining room with stone fireplace and open fire facility and additional room/study at the rear
- Generous size kitchen/breakfast room with base and eye level units with pan drawers, inset gas hob with electric oven below, space for appliances, breakfast bar, rear aspect window
- Snug/garden room with windows and door to garden
- Four good size bedrooms, two with fitted wardrobes
- Family bathroom with shaped enclosed bath and shower over, vanity unit with wash hand basin and WC, fully tiled walls
- Double glazing with UPVC soffits, fascia boards and guttering, gas heating
- Outside: Small front lawn area with flower and shrub borders, a brick paviour driveway giving off road parking for a number of cars leading to garage
- Rear garden with patio area and flat lawn, mature shrubs and conifer tree borders, enclosed by panelled fencing

This family home is situated in a popular location which benefits from a number of parks, a shopping centre and well sought after local schools. Wimborne town centre is approximately 2.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Tivoli theatre.

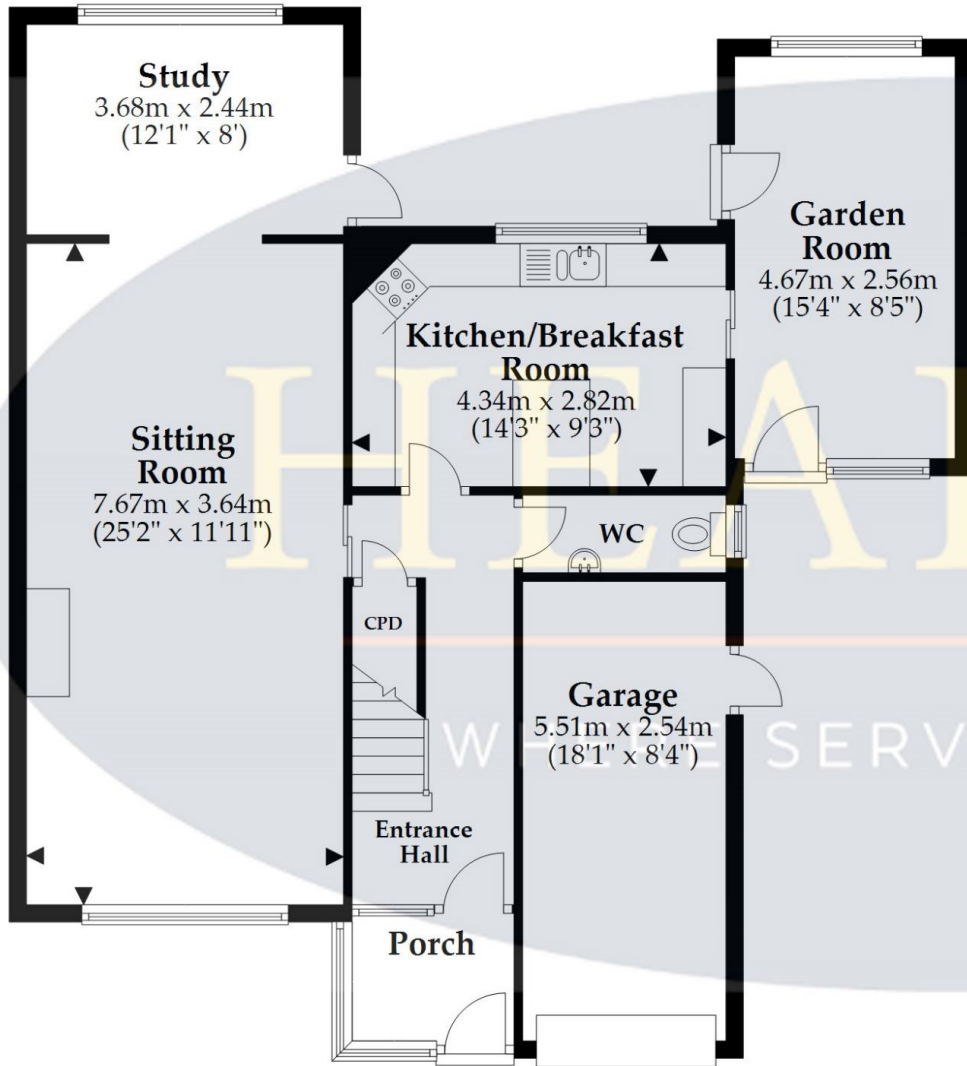
EPC RATING: D

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.



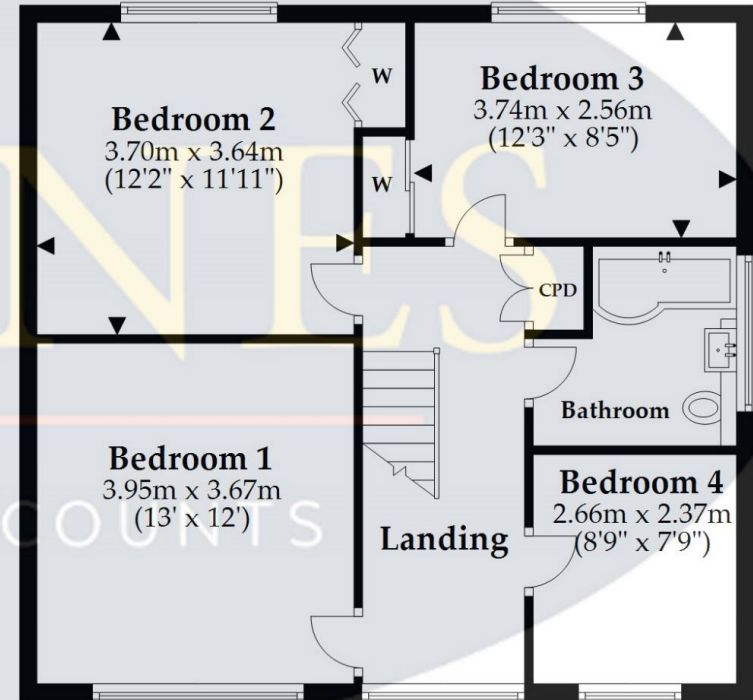
Ground Floor

Approx. 91.7 sq. metres (987.4 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 154.4 sq. metres (1662.3 sq. feet)

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



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