



HEARNES
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**Merley
Wimborne, Dorset, BH21 1UJ**

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FREEHOLD PRICE: £725,000

An immaculately presented and spacious five bedroom detached family home with stunning kitchen/lifestyle room and luxury fitted bathrooms with ample off road parking and double garage in a quiet sought after cul de sac location.

- No forward chain
- Immaculately presented throughout, double glazing and gas heating with fitted alarm system
- Large entrance porch with cloaks cupboard
- Entrance hallway with under stairs open plan area
- Spacious sitting room with feature stone fireplace enjoying a front aspect
- Stunning kitchen/lifestyle room with range of soft close base and eye level units with complementary worktops, inset induction hob with adjacent double oven, integrated dishwasher, pan drawer, space for American style fridge freezer, breakfast bar, space for table and chairs and sofa. Bifold doors lead to patio with further set of French doors to garden
- Good size utility room with range of base and eye level units, space for washing machine and second freezer, door to garage and door to shower room/cloakroom
- Shower room with base and eye level units with sink, double shower cubicle, enclosed WC, heated ladder style towel rail, part tiled walls and flooring
- Five generous size bedrooms
- Main bedroom with superb range of built in furniture including wardrobes, dressing table and bedside cabinets
- Luxury en suite shower room with double shower cubicle, vanity unit with wash hand basin, enclosed WC and heated ladder style towel rail
- Bedroom two with range of fitted bedroom furniture
- Luxury fitted family bathroom with bath and shower over, vanity unit with wash hand basin, enclosed WC, heated ladder style towel rail and part tiled walls
- Outside: Driveway gives ample off road parking for a number of cars leading to double garage with electric roller door. The front garden has well stocked flower and shrub borders with mature hedging. The rear landscaped garden has patio areas ideal for al fresco dining, lawn with raised flower and shrub borders, outside lighting and to the rear of the property a superb summerhouse/bar area, storage shed and further office/gym which must be viewed to fully appreciate.

This property is situated in a popular location conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2.2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: C

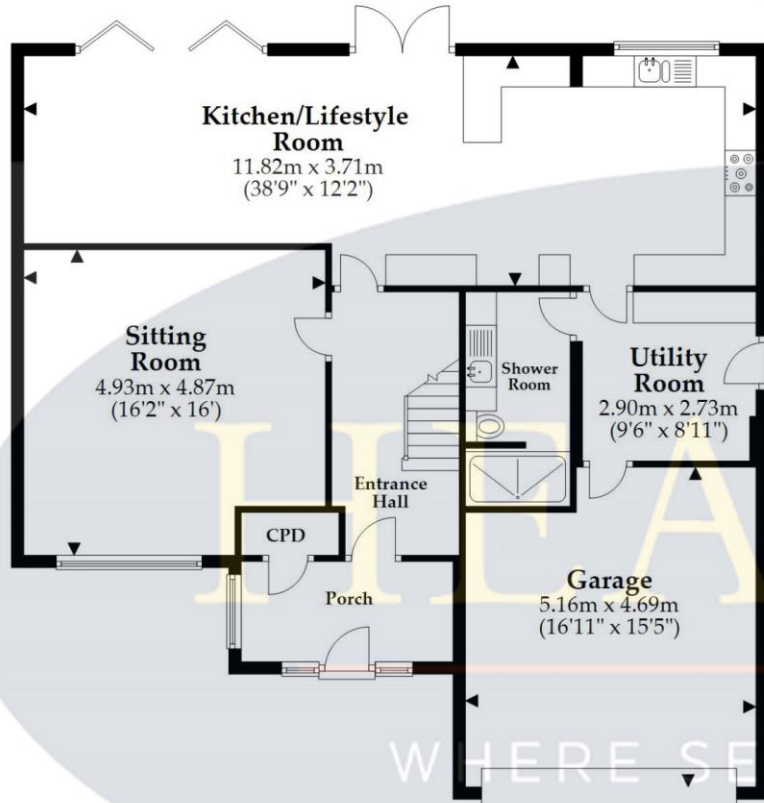
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





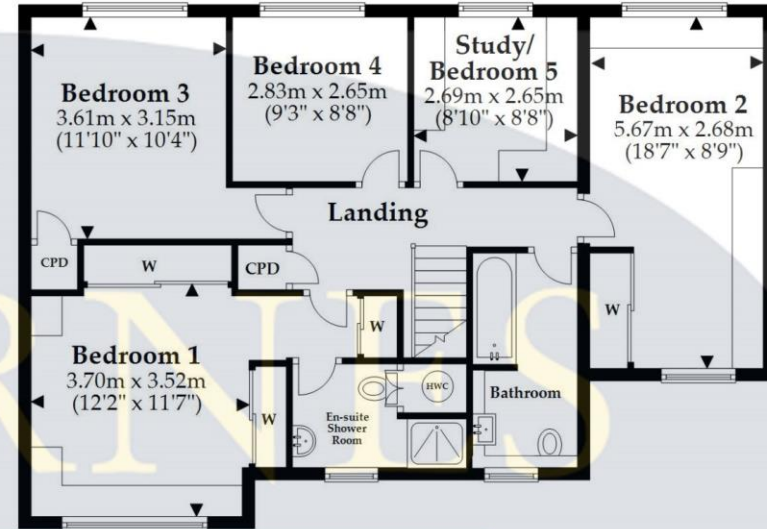
Ground Floor

Approx. 119.0 sq. metres (1280.4 sq. feet)



First Floor

Approx. 84.0 sq. metres (903.7 sq. feet)



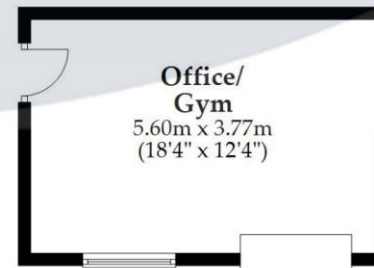
Outbuilding

Approx. 21.1 sq. metres (227.2 sq. feet)



Outbuilding

Approx. 21.1 sq. metres (227.2 sq. feet)



Total area: approx. 245.1 sq. metres (2638.6 sq. feet)

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







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