

A two-story brick house with a red garage door and a large tree in the front garden. The house has a gabled roof and a white gutter. The number '41' is visible above the garage door. The garden is well-maintained with a lawn and various plants. The sky is clear and blue.

# HEARNES

WHERE SERVICE COUNTS

**Merley**  
**Wimborne, Dorset, BH21 1SS**

# Merley, Wimborne, BH21 1SS

## FREEHOLD PRICE £450,000

A spacious four bedroom detached family home offering a secluded private feel throughout with a beautifully kept private mature garden, garage, separate utility, cloakroom and has been in the same family since 1974.

- Generous entrance porch with double glazed sliding patio doors
- Entrance hall with under stairs storage
- Great size light and airy 'L' shaped sitting/dining room with large picture window overlooking the front garden and large window in the dining area with views of the garden
- Kitchen with range of white units with complementary worktops, double oven, integrated fridge, ceramic hob and extractor hood, space for dishwasher
- Good size utility room with range of floor and wall mounted units with complementary worktop, space for washing machine and side access
- Separate cloakroom with wall mounted wash hand basin and low-level flush WC
- All four bedrooms are not directly overlooked by any other property, all have plenty of space for free standing wardrobes and bedroom one includes a fitted wardrobe
- Family bathroom including a shower over the bath and space for a shower cubicle
- The beautifully kept mature private garden with two large well established apple trees and a large range of mature shrubs providing a real tranquil setting. There is a utility area just outside the utility room and the garage offers two sets of 'up and over' doors ideal for a small boat or dinghy
- Well established Magnolia tree offers a finish to the front garden along with a wide range of mature shrubs

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: 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. 73.5 sq. metres (790.7 sq. feet)

## First Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

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







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