



HEARNES
WHERE SERVICE COUNTS

Merley
Wimborne, Dorset, BH21 1SR

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FREEHOLD PRICE £625,000

An immaculately presented and extended four bedroom, two reception room detached family home with superb kitchen / dining room and separate utility room which must be viewed to fully appreciate.

- Spacious entrance hallway
- Immaculate order throughout
- Karndean flooring in hallway through to kitchen / dining room
- Living room with contemporary feature wood burner
- Kitchen / dining room with vaulted ceiling
- Stunning kitchen with cream gloss soft close units and drawers and quartz worktops. Quality built in appliances including double oven, microwave, steam oven, full size dishwasher, recycling bin and separate fridge and freezer. Under floor heating, useful storage and larder cupboard with French doors from dining room into garden.
- Good size separate utility room with underfloor heating. Door into garage and garden
- Modern cloakroom and generous size study
- Four good size bedrooms
- Master bedroom with high quality built in bedroom furniture
- Luxury fitted en-suite shower room
- Superb bathroom with separate shower cubicle
- Brick paviour driveway giving off road parking for a number of vehicles leading to garage
- Landscaped rear garden with patio and good sized lawn with abundance of flower, shrub and tree borders with delightful summerhouse. Enclosed by panel fencing

This family home is situated in a cul-de-sac location and is conveniently located in Merley which benefits from a number of parks, a shopping centre and well sought after local schools. Wimborne town centre is approximately 2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Tivoli theatre.

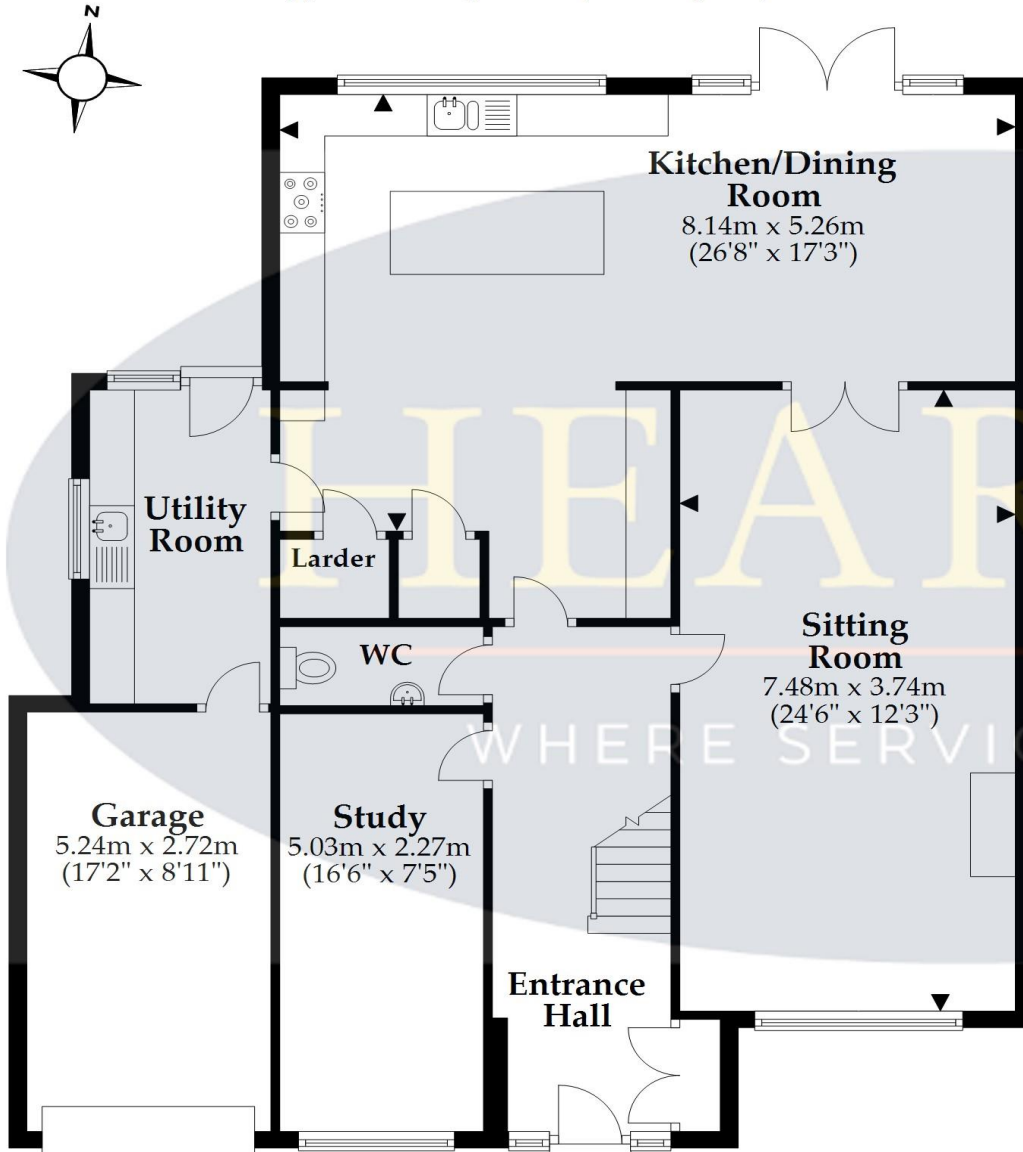
COUNCIL TAX BAND: E EPC RATING: C

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.



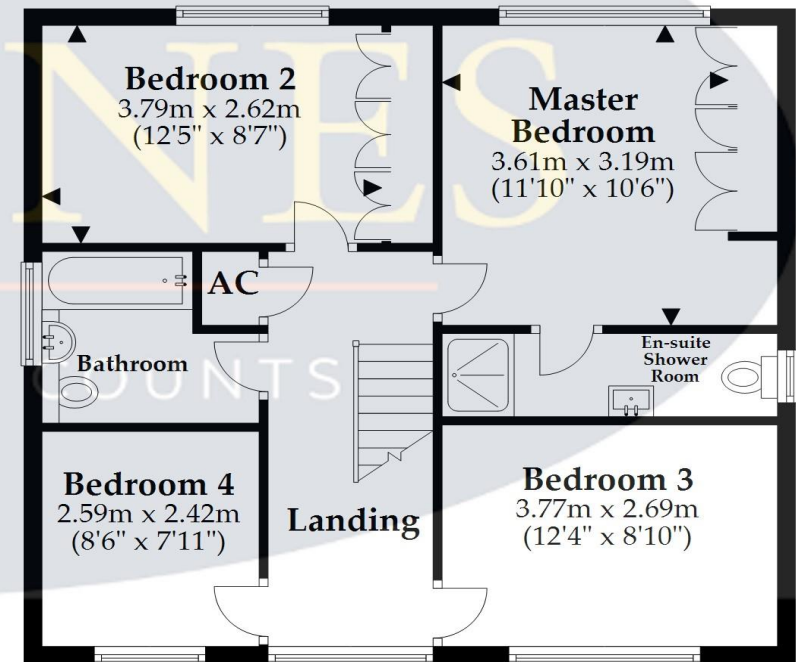
Ground Floor

Approx. 120.4 sq. metres (1295.6 sq. feet)



First Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



Total area: approx. 181.8 sq. metres (1957.0 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

