



**HEARNES**  
WHERE SERVICE COUNTS

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

# Merley, Wimborne, BH21 1UJ

## FREEHOLD: OFFERS IN EXCESS OF £500,000

A well presented four bedroom, two reception room, two bathroom detached family home with generous size kitchen/diner, southerly facing landscaped rear garden and off road parking for two cars located in a quiet Close in Merley.

- Spacious entrance hall with under stairs storage with pullout drawers ideal for shoes
- Modern Cloakroom room with wash hand basin set into a vanity unit and low level flush WC
- A recently refurbished kitchen/diner finished in a range of stylish range of matt grey units with complementary granite worktops, double oven, ceramic hob and space for dishwasher and fridge freezer
- Separate utility room with range of storage units, worktop and space for washing machine
- Second reception room games room with door to side elevation
- Generous size sitting room/diner with double glazed French doors onto patio and window with front aspect
- Four bedrooms. Main bedroom with range of fitted wardrobes and en suite shower room and bedroom two also has a fitted wardrobe
- Family bathroom with tiled floor, 'p' shaped bath with shower over, wash hand basin set in a vanity unit and low level flush WC
- South facing landscaped rear garden with generous size patio and timber fence surround with concrete posts, garden shed ideal for extra storage
- Converted garage currently used as games room plus additional storage at the front and off road parking for two cars

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 3.5 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

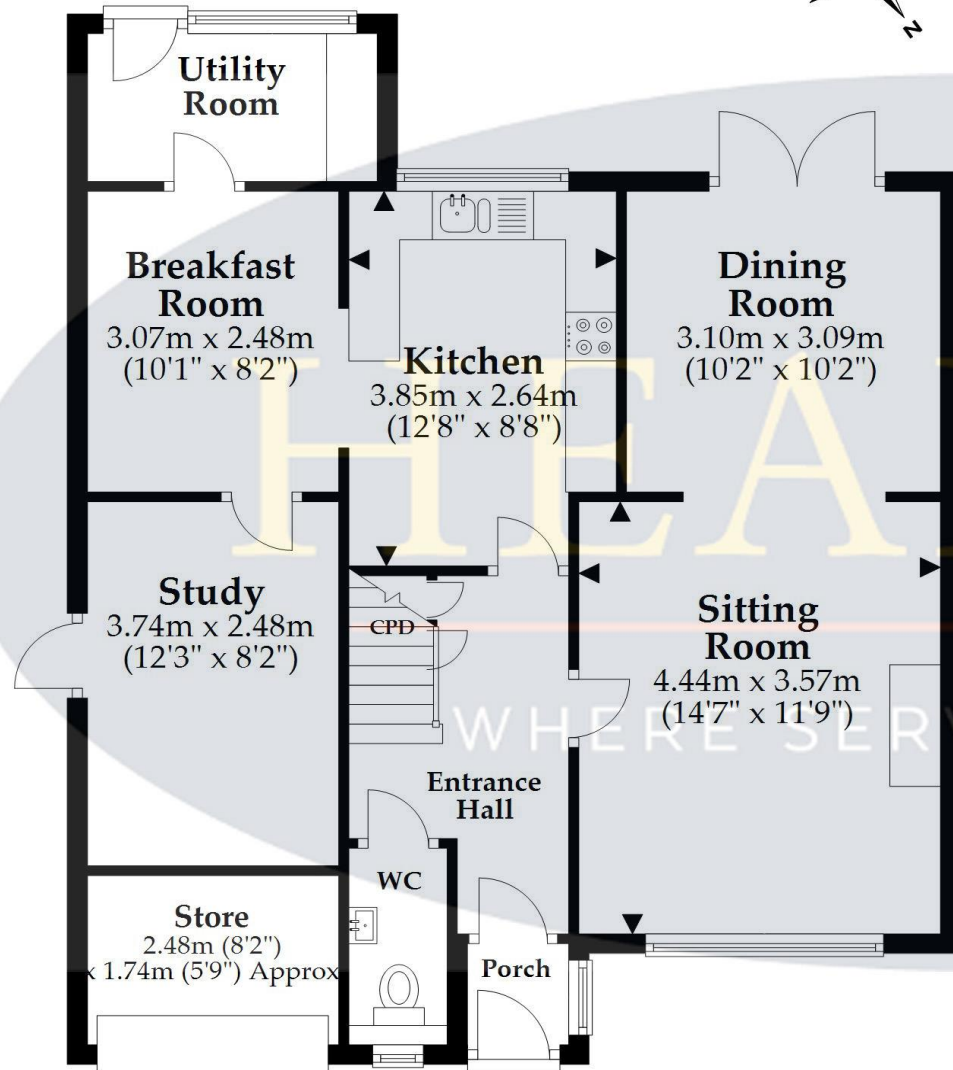
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





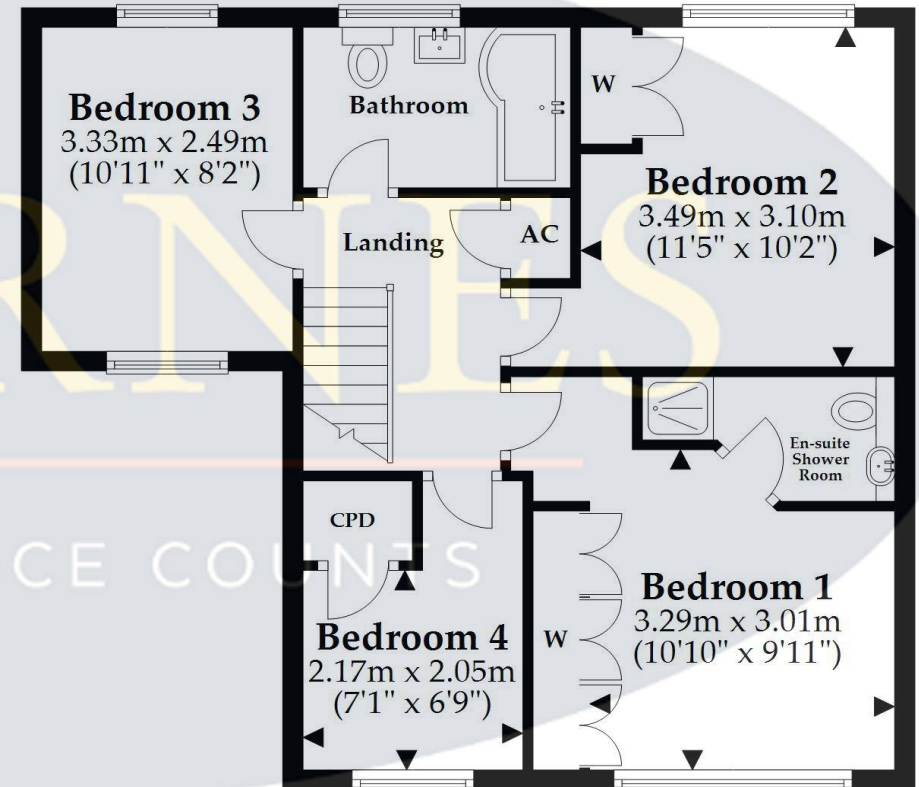
# Ground Floor

Approx. 74.2 sq. metres (799.1 sq. feet)



# First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 127.4 sq. metres (1371.8 sq. feet)

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







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

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