



HEARNES
WHERE SERVICE COUNTS

Merley
Wimborne, Dorset, BH21 3AY

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FREEHOLD PRICE: OFFERS IN EXCESS OF £450,000

An immaculate three bedroom two bathroom detached family home including a generous size kitchen/diner, separate sitting room and landscaped garden with river side walks into Wimborne from the doorstep. This home is part of a private cul de sac development completed in 2022 built by Nord Homes with great attention to detail.

- Entrance hall with Porcelanosa tiled heated floor and utility cupboard with plumbing for washing machine
- Contemporary cloakroom with wall mounted WC and wash hand basin set on a timber shelf with under floor heating
- Separate sitting room with large bay window overlooking the front garden with under floor heating
- Generous size kitchen/diner (supplied by Kitchen Elegance) finished in a range of matt grey units with complementary quartz worktops, Neff oven and full combination oven, induction hob, chimney style extractor hood and Neff integrated dishwasher
- Spacious landing with window providing a light and airy feel
- Three bedrooms, two double and a good size single. Main bedroom with fitted wardrobes and en suite shower room with double shower cubicle, wall mounted wash hand basin. WC and heated towel rail
- Contemporary family bathroom with mains shower over bath, wall mounted wash hand basin set in a vanity unit, wall mounted WC, tiled flooring and heated towel rail
- Outside: The garden had been recently landscaped and offers a large patio that catches the evening sun and decked area at the rear
- Solar panels providing substantial savings to the heating of this home current costing approximately £700 per year. The owners are currently setting up a management company between them to cover and cost in maintaining the drives and communal areas - estimated cost £50 per annum

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D EPC RATING: B

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.

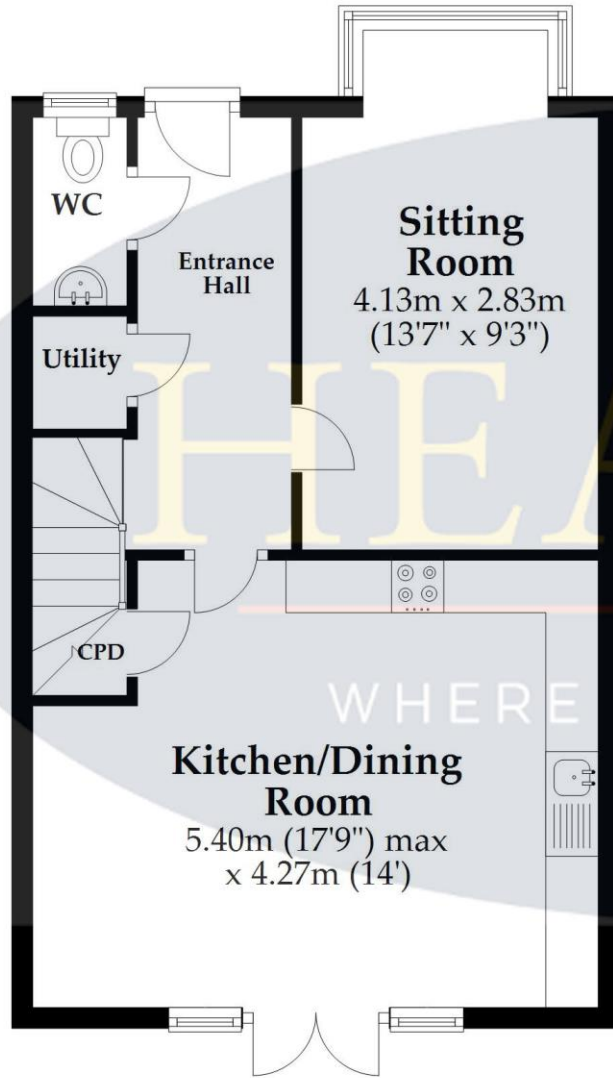




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

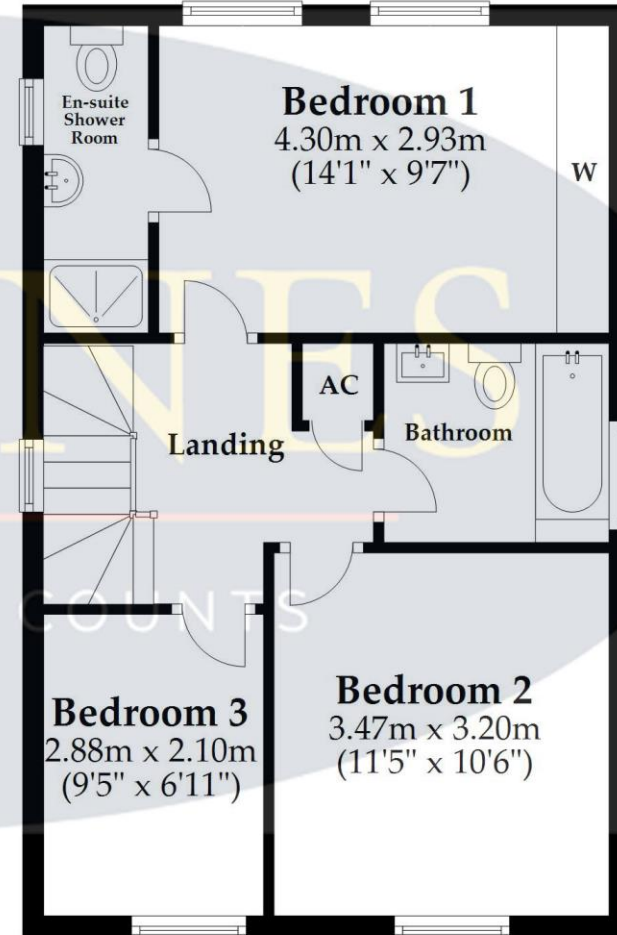
Ground Floor

Approx. 46.6 sq. metres (502.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

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





500 metres from the property



Countryside walks from the door step



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