



Lynwood Drive, Merley, Wimborne, BH21 1UT

Asking Price £595,000

- Four Bedrooms
- Beautifully Presented
- Gas Central Heating
- Downstairs Toilet
- Integral Garage & Driveway
- Detached Family Home
- Amazing Kitchen/Family Space
- En-Suite
- Lovely Garden
- Vendor Suited!

Lynwood Drive, Merley, BH21 1UT

Vendor Suited! We are delighted to offer for sale this beautiful, extended four bedroom detached family home in Merley, Wimborne. With a fantastic kitchen/living space, stunning principle bedroom and set on a desirable plot backing onto woodland.



4



2



2



C

Council Tax Band: E



Lynwood Drive

With modern family living at the forefront of the current owners plans when extending this home, the well planned and spacious accommodation briefly comprises; entrance hallway, four bedrooms with exceptional principle bedroom and en-suite, stunning open plan kitchen/living/family space with pocket doors leading to a separate lounge. There is a modern family bathroom with separate shower and bath as well as a downstairs toilet. There is still has plenty of potential to extend with planning granted to go over the garage to increase the size of bedroom four.

The rear garden is a truly lovely place to be, backing directly onto local woodland, providing a lovely outlook, seclusion and idyllic walks via the rear access gate. Access can also be gained via secure double gates situated to the side of the house. The majority has been laid to lawn with a large wrap around stone patio and decking area, ideal for the afternoon and evening sun. A garden shed remains and all is enclosed by recently replaced panel fencing.

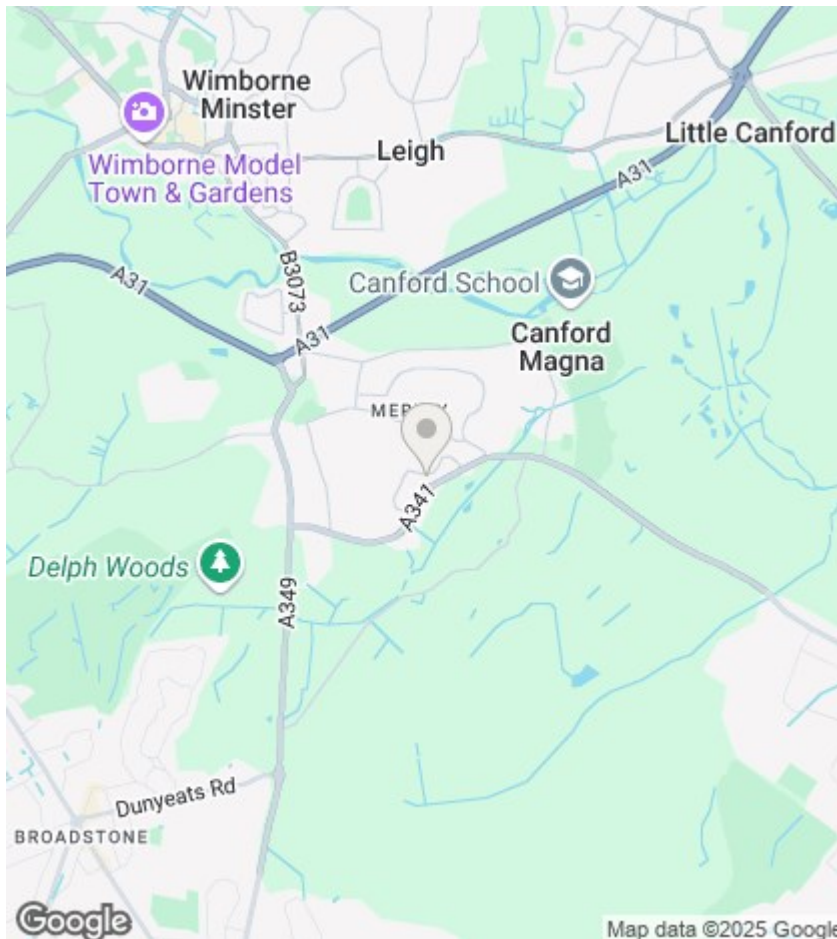
Further benefits include; gas central heating (replaced 2018), double glazing, bi-fold doors to the rear garden, integral garage with access to/from the house and plumbing/drainage for washing machine etc. There is a block paved driveway providing off road parking for several cars.

Given the particularly immaculate presentation and with the vendors suited, high volumes of interest are expected and internal viewings come highly recommended to avoid disappointment. To arrange, please contact our Upton office.

Note: The vendor declares an interest in Greys Estate Agents.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

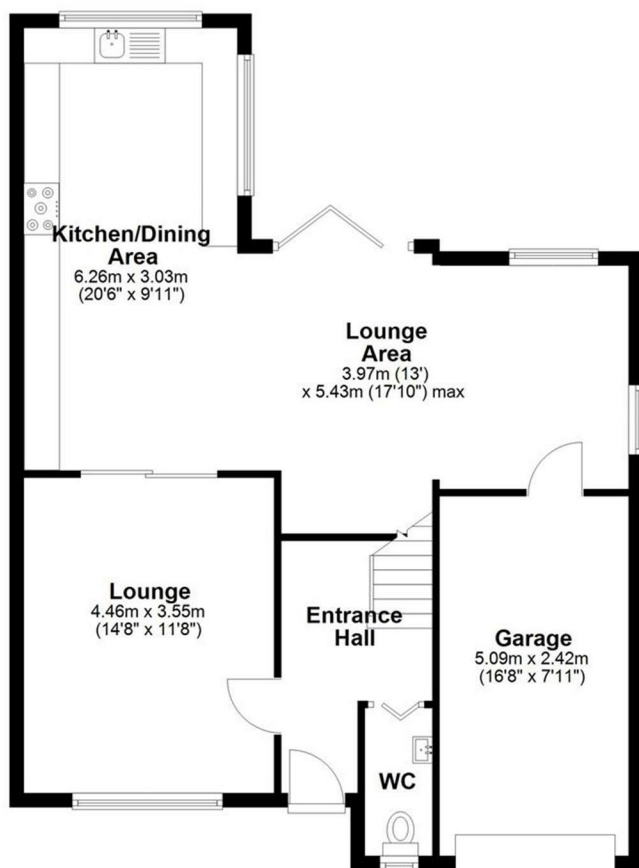
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

