



## 56 Hawker Close, Wimborne, BH21 1XW

£485,000

- Deceptively Spacious Family Home
- Double Glazed
- Quiet Location
- Five Bedroom, Two Receptions
- Solar Panels - Privately Owned
- Sought After Location
- Gas Central Heating
- Driveway and Garage
- Well Presented Throughout



# 56 Hawker Close, Wimborne BH21 1XW

A deceptively spacious five bedroom, two reception, two bathroom detached home situated in a quiet cul-de-sac location in the sought after area of Merely. Close to good local school and amenities, the property is well presented throughout and has been extended to offer good size accommodation. Ideal for a family looking for a quiet, friendly location close to Wimborne Town Centre.



Council Tax Band:



## Property Details

### Area

Merley is a popular, established residential location less than a mile to the south of Wimborne town centre, with easy road access to the coastal town of Poole which has a mainline rail link to London Waterloo. A semi rural location with excellent walks and cycle tracks nearby. A sought after location ideal for a family.

### Description

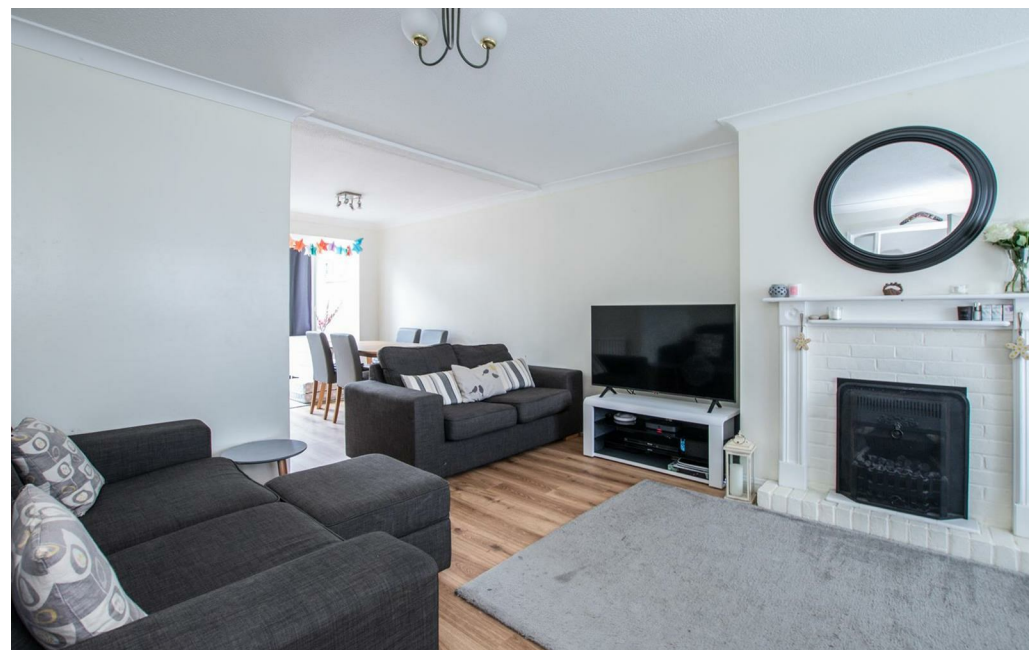
Accommodation Comprises, Front door to Entrance Porch, through to Entrance Hall, understairs storage. Ground Floor Cloakroom, low level w.c. wash hand basin, part tiled. Door to Lounge/ Diner, extended to the rear giving a generous sized room being double aspect making it bright and airy, with window to the front, Velux window in the dining area and further double opening doors to the rear leading to garden. Kitchen/Breakfast Room has also been extended with Velux and window to the rear, range of work surfaces with ample storage cupboards, part tiled, integrated oven and hob with extractor over, space for further appliances, space for breakfast table, access to Entrance Hall and Garden Room/ Utility., a versatile room located to

the rear with window and door to rear garden. The room also has access to the garage. Stairs from the entrance hall to First Floor Landing, built in storage cupboard, access to two loft hatches. Bedroom One, range of fitted wardrobes, window to front aspect. Bedroom Two located to the rear, double room. Bedrooms Three, double room, window to front,. Bedroom Four, window to front. Bedroom Five, to the rear of the property. Family Bathroom, frosted window, paneled bath with shower attachment. low level w.c, wash hand basin. Separate Shower Room, recently refurbished, Shower cubicle, low level w.c, wash hand basin, part tiled frosted window. Outside, rear garden is mainly laid to lawn, mature flower and shrub borders, patio area adjoins the property, fully enclosed by timber panel fencing. Front Garden laid to lawn, Driveway providing off road parking leading to Garage with up and over door, power and light, sink, space and plumbing for washing machine.

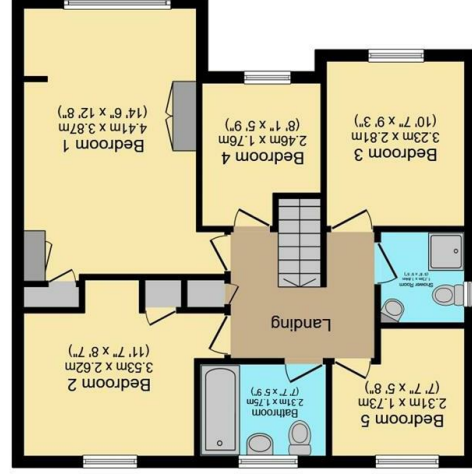
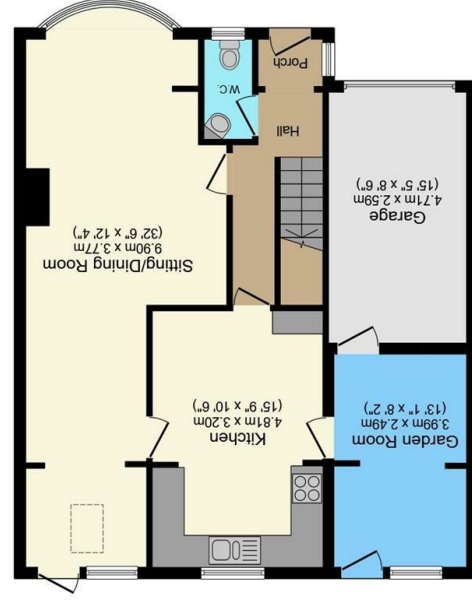
### Tenure

Freehold.

The solar panels are privately owned and offer a quarterly return.







TOTAL: 143.6 m<sup>2</sup> (1,545 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

Views by arrangement only.  
Call 01202 88 90 88 to make an appointment.

