



Merley
Wimborne, Dorset, BH21 1SZ

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FREEHOLD PRICE: OFFERS OVER £500,000

A spacious detached family home offering four bedrooms, good size sitting/dining room and kitchen/breakfast room. The property is situated in a cul de sac location with off road parking and double garage.

- Entrance porch leading to entrance hallway with door to integral garage
- Cloakroom with wash hand basin and WC
- Spacious sitting/dining room with stone fireplace and patio door to conservatory
- Sun conservatory overlooking garden
- Large kitchen/breakfast room with base and eye level units and worktops, inset electric hob, oven and grill, storage/larder cupboard, space for table and chairs, rear aspect window and door into garden
- Four good size bedrooms
- Family bathroom with three piece suite and fully tiled
- Double glazing and gas heating
- Outside: Off road parking leading to double garage. Side access gate leads to the rear of the property which is laid to lawn with mature shrub and tree borders enclosed by panel fencing

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

COUNCIL TAX BAND: E EPC RATING: D

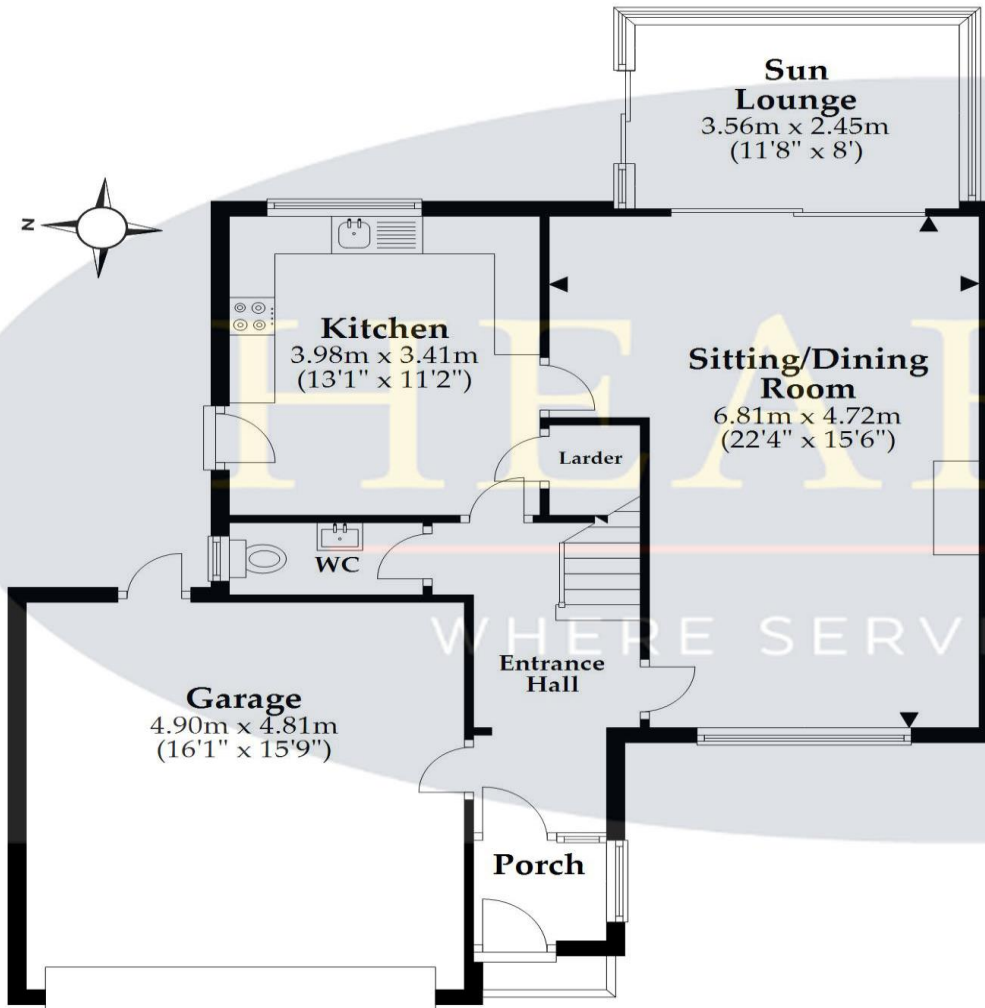
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





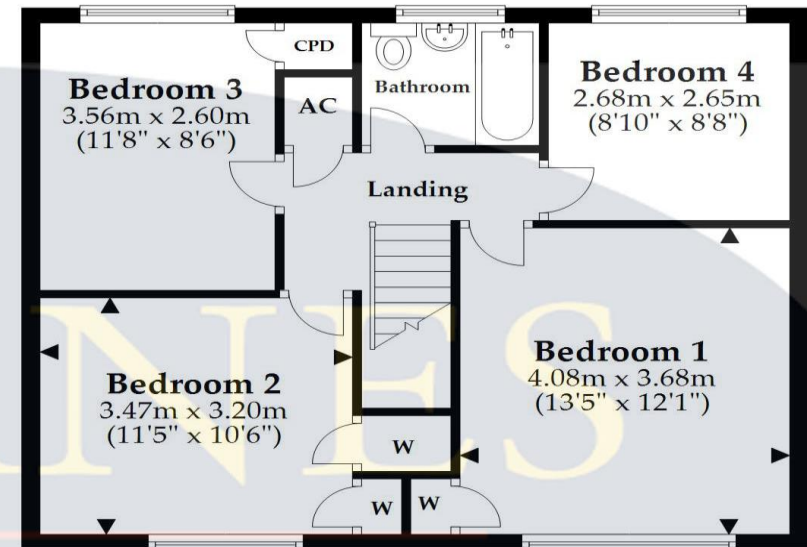
Ground Floor

Approx. 88.8 sq. metres (956.0 sq. feet)



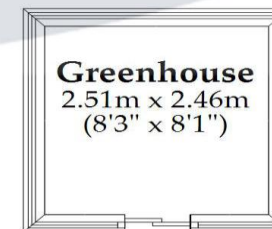
First Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Outbuilding

Approx. 6.2 sq. metres (66.5 sq. feet)



Total area: approx. 151.7 sq. metres (1633.3 sq. feet)

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







Front garden



www.hearnes.com

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