



**Merley**  
**Wimborne, Dorset, BH21 1TG**

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## FREEHOLD PRICE: £550,000

A deceptively spacious detached bungalow offering three bedrooms and two bathrooms as well as an open plan kitchen/dining/lifestyle room. The property is situated on a low maintenance plot in a sought after location.

- Open plan kitchen/dining room comprising white gloss soft close base and eye level units with pan drawer, integrated washing machine, dishwasher and fridge freezer, complementary worktops with inset induction hob and extractor fan over, double oven and microwave, space for table and chairs, bifold doors leading to family room
- Large family room with built in unit along one wall with matching cupboards, shelving and wine rack
- Inner spacious hallway with doors off to all principal rooms
- Three good size bedrooms
- Bedroom two/sitting room with French doors to garden
- Bedroom one with built in wardrobes and door to 'jack and jill' en suite shower room accessed also from hallway. Bedroom three with full range of fitted wardrobes
- Family bathroom with modern white three piece suite
- Small IT room ideal as computer room/study
- Double glazing and gas heating
- Low maintenance garden to the front and rear
- Driveway with double gates giving off road parking
- Outbuildings comprising two home offices/craft rooms and utility/workshop

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

COUNCIL TAX BAND: E    EPC RATING: C

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.

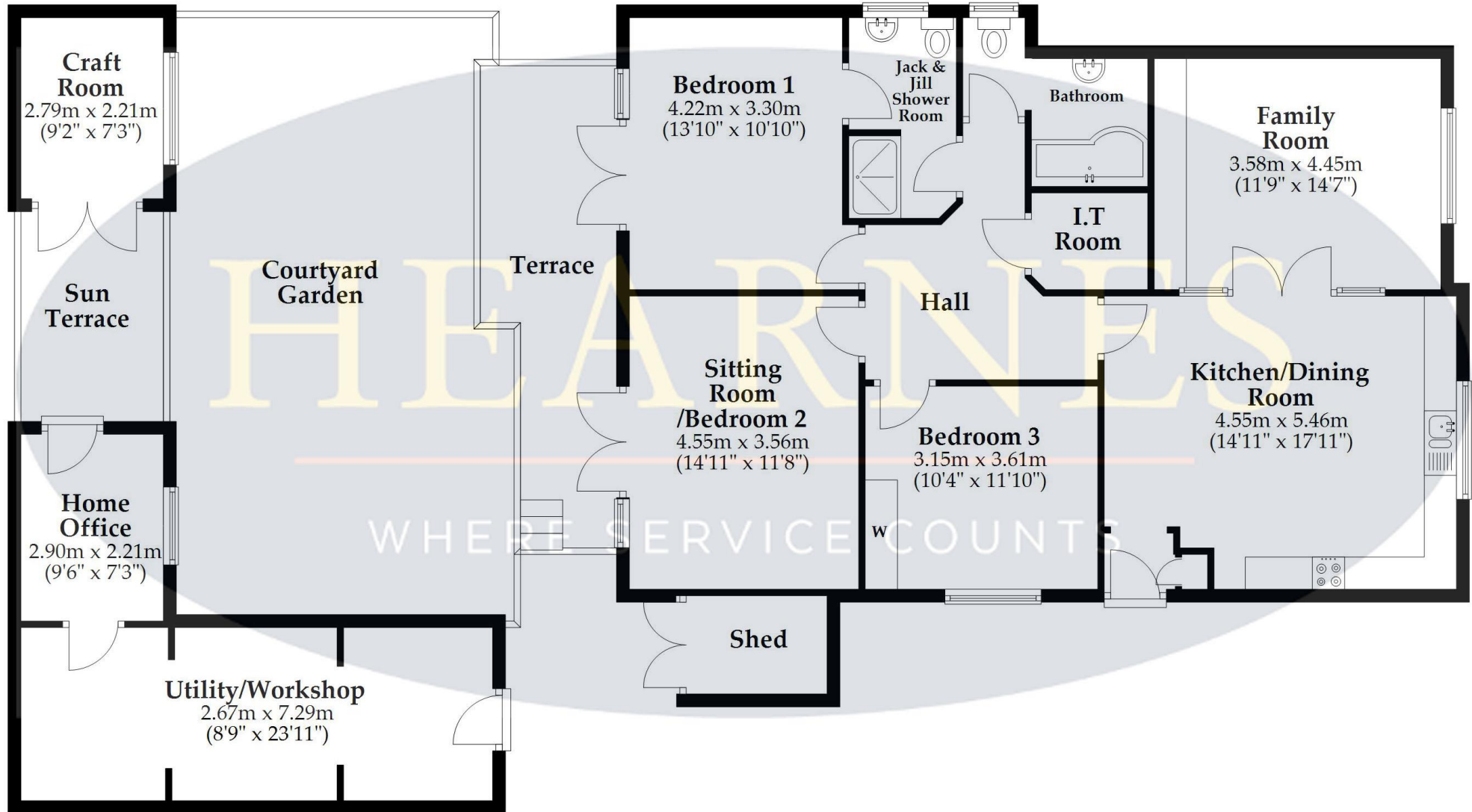




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Main area: approx. 108.5 sq. metres (1167.8 sq. feet)  
Plus outbuildings, approx. 35.9 sq. metres (386.1 sq. feet)



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