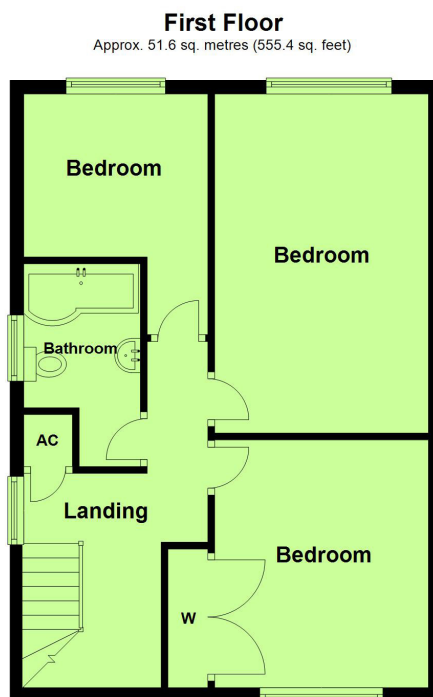


266 Sopwith Crescent
Merley
Wimborne BH21 1XL

Price **£410,000** Freehold



A SUPERBLY PRESENTED THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME, SITUATED IN A QUIET AND POPULAR CUL-DE-SAC, WITHIN SOUGHT AFTER SCHOOL CATCHMENTS. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



Total area: approx. 107.5 sq. metres (1157.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

- * **ENTRANCE HALLWAY 10' 2" MAX X 9' 1" MAX (3.10m x 2.77m)**

- * **CLOAKROOM 5' 5" MAX X 5' 4" MAX (1.67m x 1.64m)**

- * **OPEN PLAN KITCHEN/DINING/SITTING ROOM 20' 3" X 19' 5" (6.18m x 5.94m)**

- * **STUDY/BEDROOM 11' 4" X 7' 4" (3.47m x 2.25m)**

- * **STAIRS RISING TO FIRST FLOOR**

- * **BEDROOM ONE 16' 5" X 10' 3" (5.02m x 3.13m)**

- * **BEDROOM TWO 11' 5" X 10' 5" (3.50m x 3.20m)**

- * **BEDROOM THREE 12' 2" X 8' 6" MAX (3.71m x 2.62m)**

- * **FAMILY BATHROOM 9' 7" X 5' 5" MAX (2.95m x 1.67m)**

- * **FRONT AND REAR GARDENS**

- * **DRIVEWAY PARKING**

- * **SINGLE GARAGE**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the double glazed frosted front door gives access into the entrance hallway which has engineered oak wooden flooring, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has frosted window to side, tiled porcelain flooring, part tiled walls, corner wash hand basin with mixer tap and low level flush WC with storage above. The impressive open plan kitchen/dining/sitting room with wooden flooring and extensive aluminium sliding doors fitted with solar control glass, leading out to the rear garden. TV point, window and double glazed frosted door to side, range of wall and floor mounted cupboards, solid oak work surfaces, breakfast bar, part tiled walls, one and a quarter porcelain single sink with drainer and mixer tap, nest of three drawers, space for slimline dishwasher and tall fridge/freezer, tiled porcelain flooring to the kitchen area and integrated appliances to include oven, four ring induction hob and stainless steel extractor fan over. To conclude the accommodation on the ground floor is the study/bedroom which has window to front aspect.

The first floor landing has storage cupboard with slatted shelving and 'Worcester' boiler and access to loft space via a hatch. Bedrooms one and three both have windows to rear aspect with pleasant views over the rear garden. Bedroom two has window to front aspect and benefits from built in wardrobes with double opening doors. The modern fitted family bathroom has frosted window to side aspect, towel ladder radiator, fully tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and P-shaped bath with mixer tap and shower attachment over.

To the front of the property is a low maintenance garden being laid to Cotswold stones and a block paved driveway providing off road parking for a number of vehicles, in turn leading to the single garage with recently fitted Hormann up and over door, light, power, space and plumbing for washing machine and double glazed frosted door to rear. The secluded rear garden has a large granite patio running adjacent to the property providing ample seating, in turn leading to the remainder which is laid to premium Dorset artificial grass, all of which are bound by timber fencing and mature shrub borders, large raised oak planter to rear with contemporary double slatted fencing, shed, outside tap, outside lights, and access down the side in turn leads to the front. Additional granite patio section with double outdoor power socket.





DIRECTIONS:

Proceed down Gravel Hill towards Wimborne and at the traffic lights turn right into Queen Anne Drive taking the fifth turning into Merley Lane which then proceeds into Sopwith Crescent.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

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REF: R1827