

56 Hawker Close
Merley
Wimborne BH21 1XW

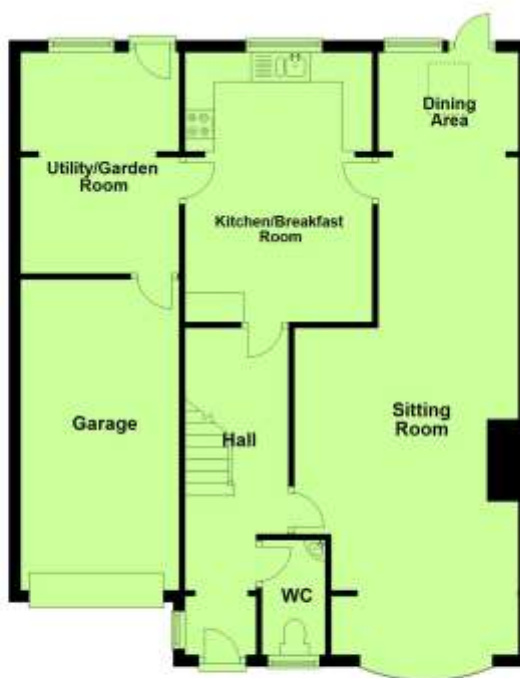
Offers In Excess Of **£510,000** Freehold



A WELL PRESENTED FIVE BEDROOM,
TWO BATHROOM DETACHED FAMILY
HOME SITUATED IN A QUIET AND
POPULAR RESIDENTIAL LOCATION
WITHIN SOUGHT AFTER SCHOOL
CATCHMENTS.



Ground Floor



First Floor



Total area: approx. 150.9 sq. metres (1624.3 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 Plan-It

- * **ENTRANCE HALLWAY 19' x 5'8" (MAXIMUM) (5.79m x 1.76m)**

- * **GROUND FLOOR CLOAKROOM 5'4" x 3'2" (1.64m x 0.97m)**

- * **SITTING/DINING ROOM 32'6" x 12'4" (MAXIMUM) (9.9m x 3.77m)**

- * **KITCHEN/BREAKFAST ROOM 15'8" x 10'5" (4.81m x 3.2m)**

- * **GARDEN ROOM/UTILITY AREA 13'1" x 8'2" (3.99m x 2.49m)**
 - * **BEDROOM ONE 13'6" x 12'7" (4.14m x 3.87m)**

 - * **BEDROOM TWO 11'6" x 8'6" (3.53m x 2.62m)**

- * **BEDROOM THREE 12'5" x 10'6" (MAXIMUM) (3.81m x 3.23m)**
 - * **BEDROOM FOUR 10'6" x 7'4" (3.23m x 2.25m)**

 - * **BEDROOM FIVE 8'1" x 5'8" (2.46m x 1.76m)**

- * **FAMILY BATHROOM 7'6" x 5'7" (2.31m x 1.73m)**

- * **FAMILY SHOWER ROOM 5'7" x 5'4" (1.73m x 1.64m)**

- * **FRONT & REAR GARDENS**

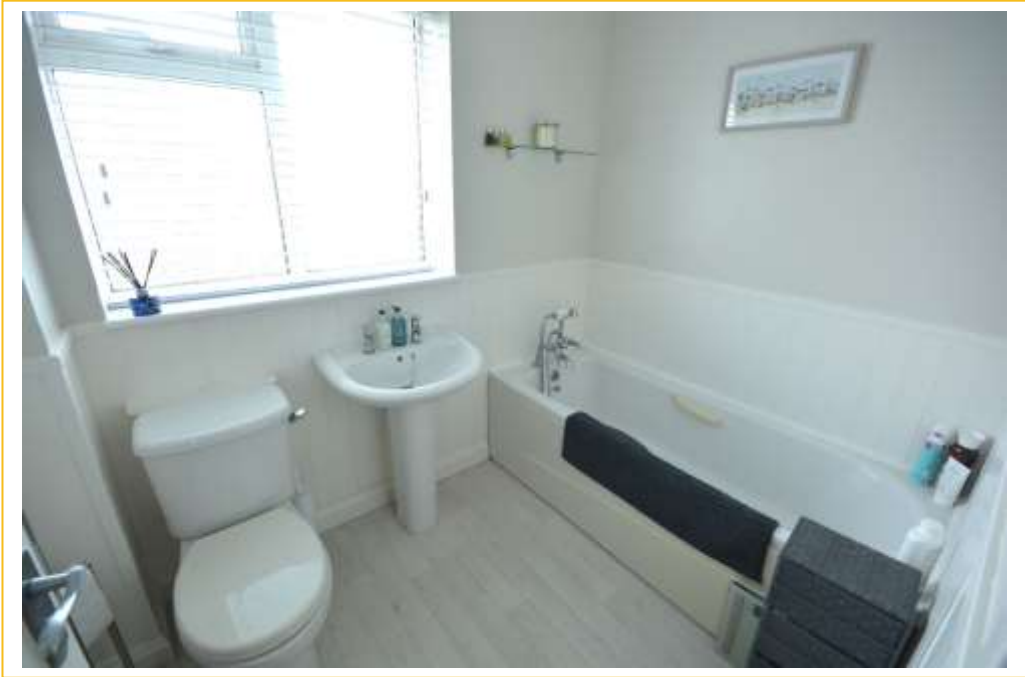
- * **SINGLE GARAGE & DRIVEWAY PARKING**

- * **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**

- * **SOLAR PANELS (PRIVATELY OWNED) GENERATING QUARTERLY PAYMENT**







ABOUT THIS PROPERTY

Via the frosted double glazed front door gives access into the entrance hallway which has window to side aspect, telephone point, wood effect laminate flooring, understairs storage area, stairs rising to first floor and access into the ground floor cloakroom which has frosted window to side, part tiled walls, tiled flooring, storage cupboard, wash hand basin with mixer tap and low level flush WC. The light and airy sitting/dining room has window to front aspect, central fireplace with inset gas fire, wood effect laminate flooring, double opening doors giving access into the rear garden and 'Velux' window to rear. The kitchen/breakfast room has 'Velux' window and window to rear aspect, fully tiled flooring, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and dishwasher and integrated appliances to include oven, grill and four ring gas hob with extractor fan over. Off the kitchen is access into the garden room/utility area which has fully tiled flooring, window and 'Velux' window to rear, access into the single garage and double glazed door leading to the rear garden.

The first floor landing has loft access via two hatches and storage cupboard with slatted shelving. Bedroom one, bedroom three and bedroom four all have windows to front aspect with bedroom one benefitting from a range of fitted furniture to include wardrobes and drawers. Bedroom two and bedroom five both have windows to rear aspect with pleasant views over the rear garden with the bedroom two benefitting from a fitted cupboard. The family bathroom has frosted window to rear aspect, towel ladder radiator, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over. The shower room has frosted window to side aspect, part tiled walls, pedestal wash hand basin with mixer tap, low level flush WC and shower cubicle with shower.

To the front is a low maintenance garden being laid to lawn and a tarmac driveway providing off road parking which in turn leads to the single garage which has up and over door, light, power, sink and space for washing machine. The well maintained rear garden is laid to lawn with mature shrub and timber fence borders. There is also hard stand for a shed and a patio running adjacent to the property.





DIRECTIONS:

From Broadstone Centre take the fourth exit into Dunyatts Road and proceed to the roundabout turning left along Gravel Hill. At the traffic lights turn right into Queen Anne Drive and then take the fifth turning left into Merley Lane which proceeds into Sopwith Crescent. Hawker Close can be found on the right hand side.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band C

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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REF: R1846