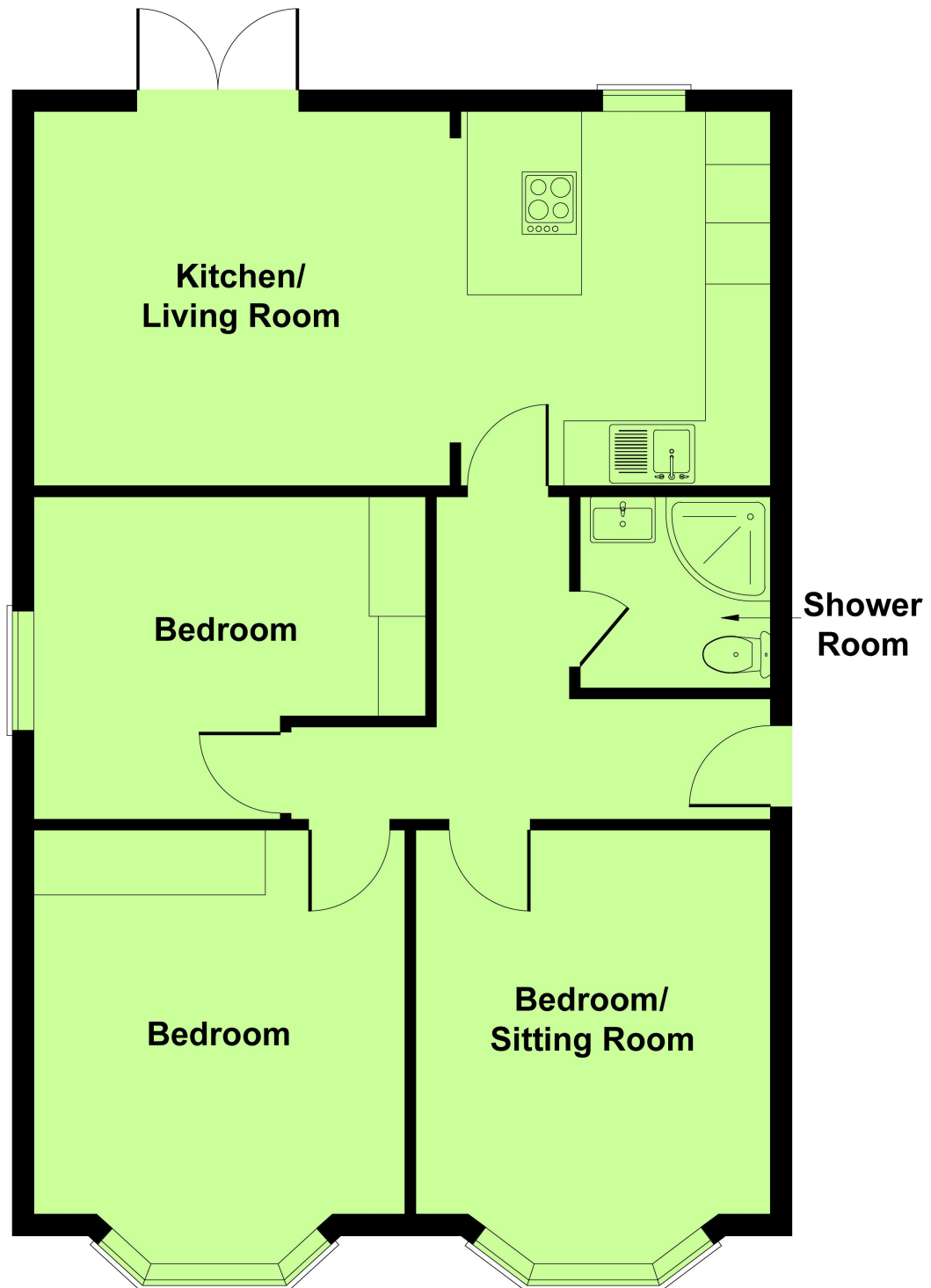


147 Merley Ways
Wimborne BH21 1QR

Price **£450,000** Freehold



A SUPERBLY PRESENTED THREE DOUBLE
BEDROOM DETACHED FAMILY BUNGALOW,
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION WITHIN CLOSE
PROXIMITY TO WIMBORNE TOWN CENTRE.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



- * ENTRANCE HALLWAY 14'7" (MAXIMUM) x 10'1" (MAXIMUM)
(4.48m x 3.07m)**

- * KITCHEN/LIVING ROOM 22'3" x 11'2" (6.79m x 3.41m)**

- * BEDROOM ONE 13'2" INTO BAY x 11'1" (4.02m x 3.38m)**

- * BEDROOM TWO/SITTING ROOM 13'2" INTO BAY x 10'8"
(4.02m x 3.29m)**

- * BEDROOM THREE 12' x 9'7" (3.65m x 2.95m)**

- * SHOWER ROOM 5'8" x 5'8" (1.76m x 1.76m)**

- * DETACHED SINGLE GARAGE**

- * AMPLE OFF ROAD PARKING**

- * SIZEABLE REAR GARDEN**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, a double glazed frosted door gives access into the entrance hallway which has wood effect flooring and loft access via a hatch. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, wooden work surfaces over, single sink with drainer and mixer tap, feature lighting, part tiled walls, wood effect flooring, and integrated appliances to include wine cooler, washing machine, dishwasher, fridge, freezer, oven, microwave, four ring ceramic hob and extractor fan over. The lounge area has wood effect flooring, TV point, telephone point and double opening doors leading to the rear garden.

Bedroom one has feature bay window to front aspect, wood effect flooring and a number of built in wardrobes. Bedroom two (currently being used as a sitting room) has feature bay window to front aspect, TV point, telephone point and wood effect flooring. Bedroom three has window to side aspect, wood effect flooring and wardrobe with double opening doors. The shower room has fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property, a tarmac and block paved driveway provides off road parking for a number of vehicles in turn leading along the side of the property to the detached single garage which has up and over door, light, power and personal door to side. One of the main features of this delightful property is the sizeable and secluded rear garden which has a large area running adjacent being laid to composite decking providing ample seating in turn leading to the remainder which is laid to artificial lawn, all of which are bound by timber fence, brick wall and mature shrub borders. Hardstanding for shed. There is also a summerhouse which has double opening, double glazed doors.



**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights continue straight on. At the next roundabout take the second exit into Oakley Hill and then take the first turning on the left hand side into Merley Ways.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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.

PRIVACY POLICY

Please see our website for further details.

REF: R2047