Hillier Wilson

01202 693388
hillierwilson.co.uk

84 Merley Lane
Merley
Wimborne BH21 1RZ

Price **£465,000** Freehold



A DETACHED BUNGALOW OFFERED FOR SALE FOR THE FIRST TIME SINCE BEING BUILT IN THE 1950s, OCCUPYING A SIZEABLE AND MATURE PLOT WITH HUGE POTENTIAL TO EXTEND AND IMPROVE, SUBJECT TO THE RELEVANT PLANNING PERMISSIONS. NO FORWARD CHAIN.

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GARAGE GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

Hillier Wilson

* **PORCH 4'5" x 4'3" (1.37m x 1.31m)**

* **HALLWAY 14'2" (MAXIMUM) x 10'7" (MAXIMUM) (4.32m x 3.26m)**

* **KITCHEN 14'5" x 10' (4.41m x 3.04m)**

* **INNER HALLWAY 14'9" x 9' (MAXIMUM) (4.54m x 2.74m)**

* **SITTING ROOM 16'9" x 13' (5.15m x 3.96m)**

* **DINING ROOM/POTENTIAL BEDROOM 15'6" x 13'2" (4.75m x 4.02m)**

* **BEDROOM ONE 12'1" x 11'1" (3.68m x 3.38m)**

* **BEDROOM TWO 11' x 10' (3.35m x 3.04m)**

* **FAMILY BATHROOM 8'1" x 6' (2.46m x 1.82m)**

* **CLOAKROOM 6'3" x 2'6" (1.92m x 0.79m)**

* **SIZEABLE FRONT AND REAR GARDENS**

* **AMPLE OFF ROAD PARKING**

* **TANDEM LENGTH GARAGE 32'3" x 8'2" (9.84m x 2.49m)**

* **MAJORITY DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**













ABOUT THIS PROPERTY

The timber glazed front door gives access into the entrance porch and a timber glazed frosted door with matching side screen leads into the spacious entrance hallway which has cupboard housing fuses, telephone point, two useful storage cupboards, one of which has slatted shelving and loft access via a hatch. The kitchen has window to rear aspect with pleasant views over the garden, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, double sink with mixer tap and drainer, nest of three pan drawers, breakfast bar eating area, space and plumbing for dishwasher and integrated appliances to include fridge, oven, grill, four ring gas hob and extractor fan over. Off the kitchen is the inner hallway which has space and plumbing for washing machine and double glazed frosted door giving access to the side. The light and airy sitting room has two frosted windows to side aspect, two windows and door giving access to the rear garden, TV point and central fireplace with inset gas fire. From the sitting room, an archway leads through to the dining room/potential bedroom which has two windows to side aspect and access into the entrance hall and inner hall.

Both bedrooms have windows to front aspect and benefit from a range of fitted furniture to include wardrobes and dressing table. The family bathroom has two frosted windows to side aspect, fully tiled walls, towel ladder radiator, shower cubicle with shower, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with hot and cold tap. The separate cloakroom has frosted window to side aspect, part tiled walls and low level flush WC.

To the front of the property, a tarmac driveway provides off road parking for a number of vehicles in turn leading to the tandem length garage which has up and over door, light, power and timber door to side. (AGENTS NOTE: Part of the garage roof has collapsed). Also to the front is an area laid to lawn and paving slabs, all of which are bound by mature shrub borders. One of the main benefits of this property is the sizeable and southerly facing rear garden which is predominantly laid to lawn with mature shrub and wire fence borders. There is hardstanding for shed and summerhouse. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Turn left into Rempstone Road and at the T-junction turn right into Merley Lane.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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REF: R2071