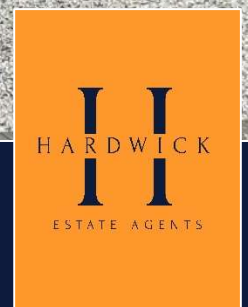




22 Merley Gardens
Merley, Wimborne, BH21 1TB



A spacious 3 bedroom, 2 bathroom detached bungalow with attractive open plan living situated in a desirable location.

- Entrance hall
- Sitting room
- Kitchen dining room
- Utility cupboard
- Study
- 3 bedrooms
- Main bathroom and ensuite shower room
- Driveway parking
- Garage
- Garden
- Close to local amenities
- Renovated in recent years

ASKING PRICE: Offers in excess of £550,000 (Freehold)

EPC RATING: C







Property Description

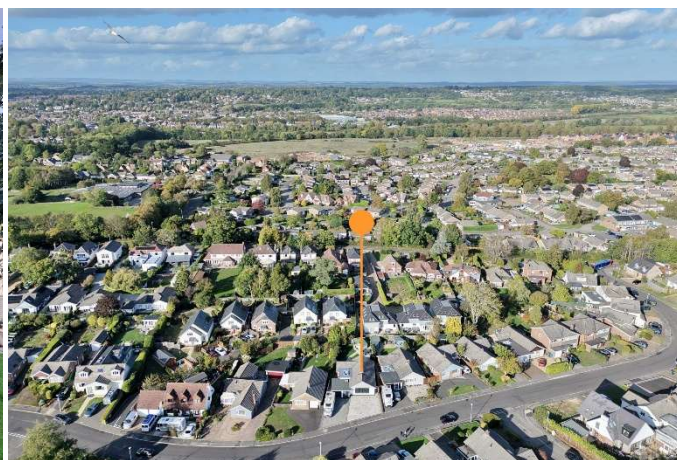
A spacious and well-presented detached bungalow, modernised in recent years and offering well-proportioned accommodation comprising three double bedrooms, two bath/showerooms and a generous semi-open-plan living arrangement. The property enjoys a desirable residential location within a short walk of local amenities and further benefits from driveway parking for several vehicles, an integral garage and a good-sized rear garden.

Accommodation

The accommodation briefly comprises an entrance porch leading through to the spacious sitting room, which features a large front-aspect window and an attractive open fireplace. A large opening connects the sitting room to the adjoining kitchen-dining area, creating a sociable and versatile living space. The modern fitted kitchen offers a comprehensive range of base and eye-level units, a breakfast bar and an integrated broom cupboard, together with fitted appliances including an induction hob, oven, combination microwave oven and dishwasher, plus space for a double fridge/freezer.

There is also a separate study, ideal for home working, with a doorway providing internal access to the integral garage.

An inner hallway leads to three well-proportioned double bedrooms. The principal bedroom benefits from a range of built-in bedroom furniture and wardrobes, together with a modern en suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a white three-piece suite. Additional storage is provided by a utility cupboard with space for a washing machine and tumble dryer, along with a separate airing cupboard.



Outside

Outside, the property is approached via a driveway providing parking for several vehicles, leading to the single integral garage. A side pathway and gate provide access to the rear garden, which is laid predominantly to lawn and incorporates a shingle patio seating area, offering an ideal space for outdoor relaxation and entertaining. A timber barbecue hut is also available, subject to separate negotiation.

Further benefits include heating via an air-source heat pump, UPVC double-glazed windows and a convenient position on a local bus route.

Location

Merley is a popular residential area on the outskirts of Wimborne Minster, well regarded for its convenient amenities and access to the surrounding Dorset countryside. The property is ideally positioned within a short walk of local shops and everyday facilities, making it a practical choice for a range of buyers.

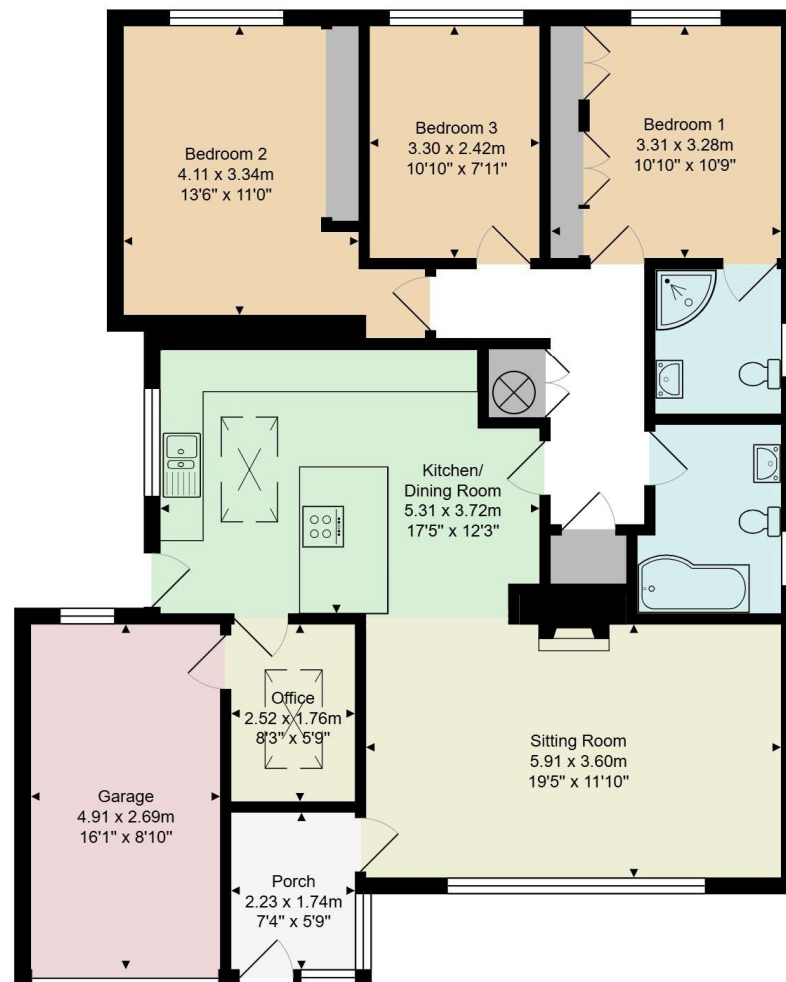
The nearby historic market town of Wimborne Minster offers a wider selection of independent shops, supermarkets, cafés, restaurants and traditional public houses, together with a range of leisure facilities and community amenities. The town is particularly well known for its historic Minster church and attractive town centre.

Additional information

Heating – air source heat pump

Mobile and internet coverage – please refer to www.ofcom.org.uk

Council tax bill - E



Total Area: approx (including garage) 122.0 m² ... 1313 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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