WILSON THOMAS
ESTATE AGENTS

133 Sopwith Crescent, Merley, Wimborne BH21 1SR

A four bedroom detached family home situated in a tucked away position and benefiting from a good size garden, two garages and ample parking.

EPC: 70 **Council Tax Band:** E **Price:** £525,000 Freehold

4 2 2

Key Features

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- 'TUCKED AWAY' POSITION
- TWO GARAGES & WORKSHOP
- AMPLE OFF ROAD PARKING
- SUNNY REAR GARDEN

The Property

Situated at the head of a quiet cul-de-sac in this popular area is this detached family home. Within a short walk there are a number of local amenities and the larger centres of Broadstone, Poole and Wimborne can be easily reached by car, bus or cycle path. Within Merley there is a first school and popular schooling for further age groups in Broadstone or WImborne and there is also the boys' and girls' grammar schools.

To the front of the property a driveway provides off road parking with a caravan space leading to the two garages, one which opens to a generous workshop. A carport/ covered porch then leads to the entrance porch and to the reception hall with ground floor WC and two useful storage cupboards. The lounge/dining room leads to a conservatory overlooking the rear garden and glazed double doors from the lounge open into a snug with a return door to the hall. The kitchen has a range of integrated appliances, including a dishwasher, double oven, five ring hob and extractor canopy and the Worcester boiler that serves the heating and domestic hot water supply. From the kitchen there is a utility area with space for a washing machine and space for a fridge/freezer.

A staircase with half landing leads to the first floor landing where there are four bedrooms, the master bedroom having an en-suite shower room and three of the bedrooms have fitted wardrobes. There is then the family bathroom.

From the carport double gates access an area of block paving leading along the side of the property, and as previously mentioned there is workshop. The back garden has then been laid to lawn with a raised decked area, a patio area a timber trellis with gate leads to an area of garden where there are two storage sheds. The garden enjoys a sunny southerly aspect and a large degree of privacy.

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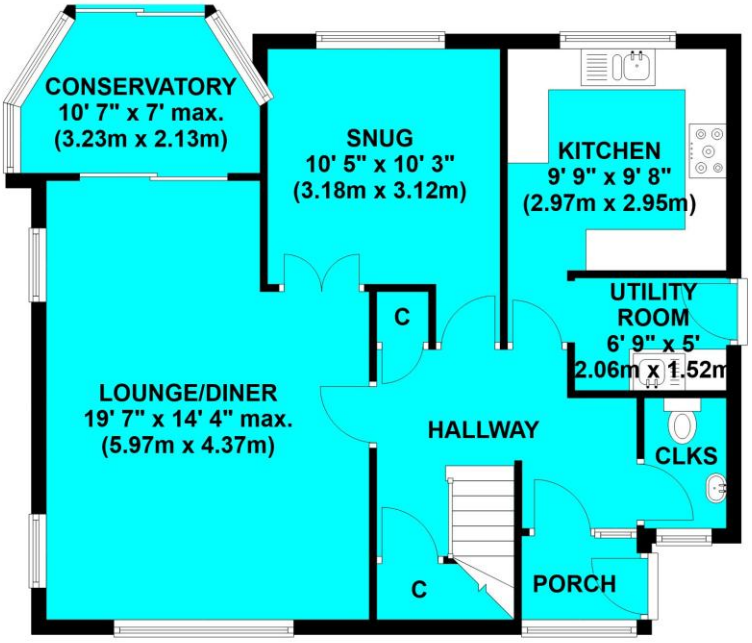
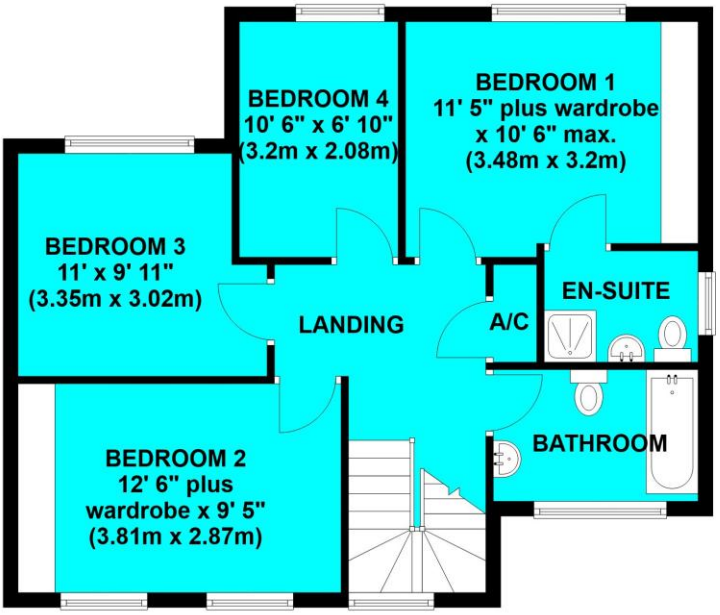
Ground Floor

Approx. 70.3 sq. metres (757.2 sq. feet)



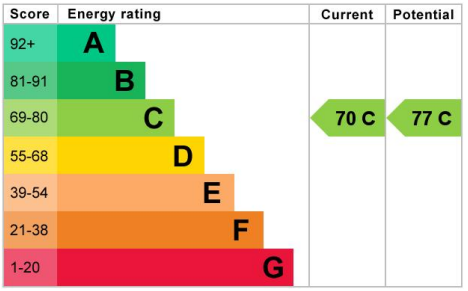
First Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



Total area: approx. 132.4 sq. metres (1425.4 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 and 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 effenciency can be given
Plan produced using PlanUp.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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