



## Huntingdon Drive, Merley, Wimborne, Dorset

### Offers in excess of £495,000

MERLEY, £495,000 Offers in excess. Larger than average detached bungalow that covers approx. 1531 sq. This well presented home is located in a sought after location of Huntingdon Drive, Merley. It has three generously sized double bedrooms all with built in wardrobes. The main bedroom has a patio doors leading onto a sunny aspect patio overlooking the rear garden. Modern en suite shower room to main bedroom, with built in vanity unit and corner shower and being tiled floor to ceiling. Spacious L-shaped lounge dining room with a feature fireplace overlooking the front garden. A modern cream gloss fronted open plan kitchen with some integrated appliances, opening into a sunny aspect conservatory room with doors to outside patio area to the side of the property. Bathroom with white suite, tiled to walls and flooring. The sunny aspect rear garden has a good sized lawn area, established borders with plants and trees along with a garden shed. Great location and offered with NO FORWARD CHAIN.



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## FRONT DOOR AND PORCH

Front door upvc double glazed leading into porch area with glass panels and locking handles. Inner porch with upvc double glazed panels, part white rendered and part tiled walls. Fitted flooring. Double glazed door leading into inner hall.

## ENTRANCE HALL

12'2" x 6'3" (3.73 x 1.93)

Leading from the front porch into this good size entrance hall with white ceiling, emulsion painted walls and fitted carpet. Door leading into the garage and doors to lounge and conservatory. Ceiling lighting.

## LOUNGE DINING ROOM

20'4" x 19'8" (6.22 x 6.00)

Double doors from the hall opening into the spacious light and airy lounge dining room with white ceiling, part papered and part emulsion painted walls and fitted carpet. Ceiling lighting. Fireplace with inset fire, light switch, plug sockets and TV socket. Large double glazed window overlooking the front garden. Two radiators. Dining area with window to the side aspect. Door leading into kitchen and inner hall.

## KITCHEN

14'4" x 6'2" (4.37 x 1.90)

Door leading from the dining area into this modern kitchen with cream fronted units with metal handles, laminate worktops and tiled splash backs. Dark coloured one and half bowl sink with drainer and mixer tap. There is an integrated dishwasher, free standing cooker and fitted extractor. Space for fridge freezer. Space and plumbing for washing machine. Ceiling lighting, light switch, plug sockets and fuse switches.

## CONSERVATORY

14'2" x 8'4" (4.32 x 2.55)

Leading from the hall into this sunny aspect conservatory room with upvc double glazed windows and patio doors leading to the side patio area. Clear glass roof creating lots of natural light into the room. Light switch, plug sockets. Lino flooring. This room overlooks the side aspect patio and also opens into the kitchen area. A great space for a family room or dining area.

## INNER HALL

9'11" x 14'9" x 3'2" (3.04 x 4.50 x 0.97)

Door leading from the dining area into this inner hall, which leads to bedrooms and bathroom. White ceiling, papered and emulsion painted walls.

## BATHROOM

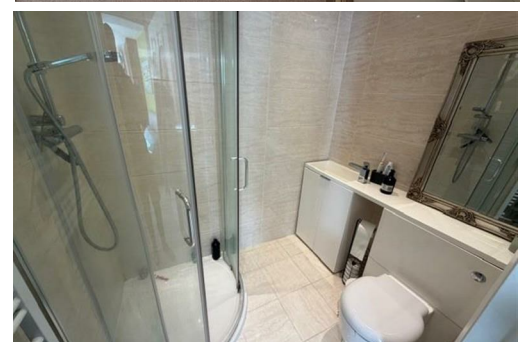
6'3" x 6'4" (1.93 x 1.94)

Door leading from the inner hall into this modern tiled bathroom with white ceiling, fully tiled walls and grey tiled flooring. Ceiling lighting. Radiator. Upvc double glazed frosted window to side aspect. White bath with chrome effect fittings and wall mounted power shower with glass shower screen. Sink with chrome effect fittings and a base vanity cupboard.

## CLOAKROOM

6'4" x 2'11" (1.95 x 0.89)

Door leading from the inner hall area into the cloakroom with white ceiling, part painted walls and tiled to half height and lower in white tiles with border tiles. Grey tiled flooring. Ceiling lighting. Double glazed window. White WC with cistern and flush.



## BEDROOM ONE (PRINCIPLE)

17'10" x 10'2" (5.44 x 3.11)

Door leading into this spacious principle bedroom, which faces over the rear garden. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch, plug sockets. A range of wood coloured built in wardrobes and drawer units with a dressing table unit, shelving and rails inside. Double glazed window overlooking the garden. Fitted vertical window blinds. Double glazed patio doors with fitted vertical blinds leading out to a patio. Radiator. Door leading to the en suite shower room.

## EN SUITE SHOWER ROOM

12'8" x 4'9" (3.87 x 1.47)

Door leading from the main bedroom into this modern en suite shower room. White ceiling, tiled walls and tiled flooring contrasting with wall tiles. Corner shower cubicle with two opening doors, shower tray and wall mounted shower. Ceiling lighting. Vanity unit in the main right hand wall with wc and sink with chrome effect fittings. Extractor. Radiator.

## BEDROOM TWO (DOUBLE)

10'11" x 10'5" (3.35 x 3.18)

Door leading from the inner hall into this double bedroom with rear facing aspect. White ceiling, papered walls and fitted carpet. Double glazed window overlooking the rear garden. Radiator. Built in wardrobe with shelving and rails inside. Light switch and plug sockets.

## BEDROOM THREE (DOUBLE)

14'3" x 11'11" (4.35 x 3.65)

Door leading from the inner hall area into this good sized double bedroom overlooking the rear garden. Ceiling lighting. Radiator. Built in wardrobes with two frosted panelled sliding doors and with shelving and rails inside. Light switch and plug sockets.

## REAR GARDEN

The sunny aspect rear garden has a good sized lawn area with established borders around with plants and trees. There is a garden shed and a sunny aspect patio area to the back of the property just off the main bedroom. Side path leading to a further patio area to the side of the property and pathway leading to gate and onto the front of the property.

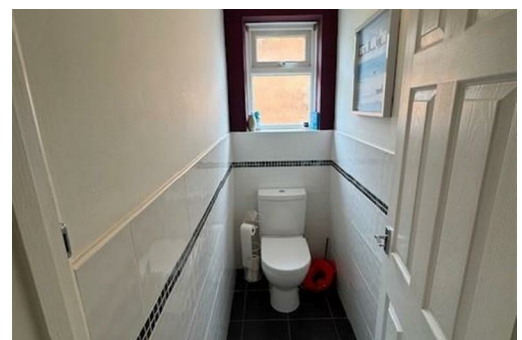
## GARAGE

16'4" x 11'3" (5.00 x 3.45)

Single integral garage with metal up and over door to the front and wooden inner door from the hall. Light and power inside and plug sockets. There is good space in the garage.

## FRONT GARDEN

The front garden is open plan, with a good sized lawn and established borders with plants. Tarmac driveway for several cars leading to the garage and the front porch. There is a side pathway leading to the rear garden.

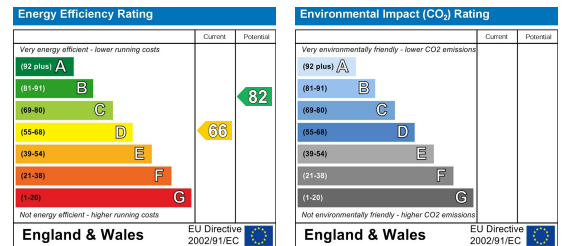


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Total area: approx. 142.3 sq. metres (1531.3 sq. feet)  
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## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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