

313 Sopwith Crescent
Merley
Wimborne BH21 1XQ

Price **£595,000** Freehold



A SUPERBLY PRESENTED FIVE BEDROOM
DETACHED FAMILY HOME SITUATED
WITHIN A QUIET CUL-DE-SAC AND
BENEFITTING FROM CONSERVATORY AND
PRIVATE REAR GARDEN.



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE HALLWAY 20' X 6'4" (6.09m x 1.95m)**
- * CLOAKROOM 7'4" X 2'8" (2.25m x 0.85m)**
- * LOUNGE/DINING ROOM 24'9" X 10'6" (7.58m x 3.23m)**
- * CONSERVATORY 15'2" X 11'1" (4.63m x 3.38m)**
- * KITCHEN 17'3" X 9' (5.27m x 2.74m)**
- * UTILITY ROOM 13'1" X 7'7" (3.99m x 2.34m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 14'1" X 12'1" (4.29m x 3.68m)**
- * EN SUITE SHOWER ROOM 5'3" X 3'2" (1.61m x 0.97m)**
- * BEDROOM TWO 24'1" X 8' (7.34m x 2.95m)**
- * BEDROOM THREE 12'1" X 9'7" (3.68m x 2.95m)**
- * BEDROOM FOUR 12'6" MAXIMUM X 11'6" (3.84m x 3.53m)**
- * BEDROOM FIVE 8'9" X 7'8" (2.71m x 2.37m)**
- * FAMILY BATHROOM 8'2" X 8'1" (2.49m x 2.46m)**
- * DOUBLE GARAGE 16'7" X 16'7" (5.09m x 5.09m) & DRIVEWAY PARKING**
- * SECLUDED REAR GARDEN**
- * UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has frosted windows to front and side, wood effect flooring, stairs rising to first floor and access into the cloakroom which has wash hand basin with mixer tap, low level flush WC, wood effect flooring and towel ladder radiator. The light and airy lounge/dining room has window to front, TV point, telephone point, central fireplace with inset electric fire and sliding patio doors leading to the conservatory which in turn leads to the rear garden. The kitchen has window to rear, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap, part tiled walls, tiled flooring, breakfast bar eating area, space for American style fridge/freezer and integrated appliances to include dishwasher, double oven, five ring gas hob and extractor fan over. The utility room has window to side aspect, window and door to rear, storage cupboard housing boiler, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap, part tiled walls, tiled flooring, space for washing machine and tumble dryer and access into the double garage.

The first floor landing has loft access via a hatch. Bedroom one has window to front and benefits from en suite shower room which has fully tiled walls and flooring, towel ladder radiator and shower cubicle with shower. Bedroom two has windows to front, side and rear, part laminate flooring, TV point, fitted wardrobes with sliding mirrored doors and access into eaves storage. Bedroom three has window to rear and fitted wardrobes with sliding doors and desk. Bedroom four has window to front. Bedroom five has window to rear and wood effect laminate flooring. The family bathroom has frosted window to rear, fully tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC, panel enclosed bath with mixer tap and walk in shower cubicle with shower.

To the front of the property is a block paved driveway providing off road parking for a number of vehicles in turn leading to the double garage which has two single up and over doors, light and power. At the front, there is also a large area laid to shingle providing further parking ideal for boat/caravan and hardstanding for timber shed, all of which have mature shrub borders. One of the main features of this delightful family home is the secluded rear garden which has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along both sides of the property in turn lead to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the end of the road turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Then take the fifth turning left into Merley Lane which then proceeds into Sopwith Crescent.

COUNCIL TAX: Band E BCP (Poole) Council

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: R2118