



Merley
Wimborne, Dorset, BH21 1TA

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FREEHOLD PRICE: £575,000

A spacious, well presented and extended three bedroom, two reception room detached bungalow set on a generous size plot with an open plan kitchen/living/dining room, separate living room, shower room, separate utility room, garage, landscaped front and rear gardens for low maintenance and off-road parking for two cars (selected furnishings can be included, subject to separate negotiation).

- Spacious entrance hall with high-quality laminate wood effect flooring, storage cupboard and loft access
- Superb open plan kitchen/living/dining room with French patio doors opening onto the decking and separate sliding patio doors. Living area with large skylight window and kitchen finished in a range of high gloss cream units with complementary worktops, Bosch double oven, integrated fridge freezer and integrated dishwasher
- Dual aspect sitting room with large picture window overlooking the garden
- Two double bedrooms and one large single bedroom: all with fitted wardrobes and the main bedroom includes a range of fitted furniture including a dressing table
- Separate cloakroom with wash hand basin set in a vanity unit and WC
- Modern shower room with large corner shower cubicle, wash hand basin set in a vanity unit and heated towel rail
- Utility room is located at the rear of the garage with a range of floor and wall mounted units with a complimentary worktop with plumbing for washing machine and tumble dryer and space for a fridge freezer
- Garage with power and light with a private door to the side and an electric roller door
- Outside: The property is set on a generous size plot with off-road parking for two cars. The front and rear gardens have been landscaped with two decked areas ideal for alfresco dining and offering a private atmosphere. The front garden has been laid with artificial grass and block paving for low maintenance

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately 2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: C COUNCIL TAX BAND: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.







TRUE SCORE EPC

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01202 038730

Domestic EPCs
Floor Plans

TOTAL: 101 m2
Ground floor: 101 m2
EXCLUDED AREAS: WALLS: 9 m2

Produced by True Score EPC | Floor Plans are for illustrative purposes only.





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