

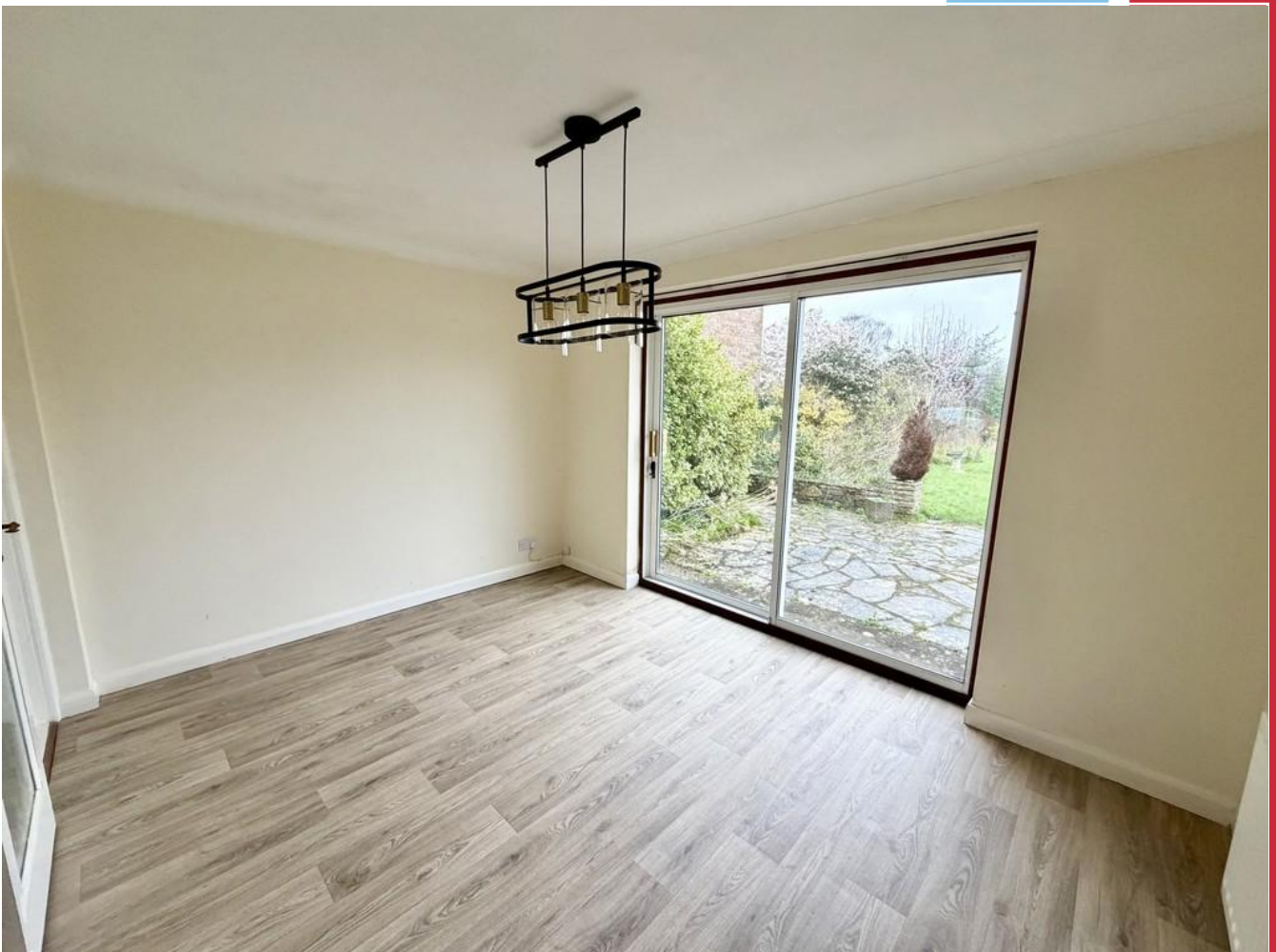


20 Sopwith Crescent, Merley, Wimborne BH21 1SQ

Offered for sale for the first time since construction in the early 1970s is this light and airy four/five bedroom family home enjoying generous front, side and rear gardens.

EPC: 72 Council Tax Band: E Price: £525,000 Freehold

 **4**  **1**  **3**





Key Features

- NO FORWARD CHAIN
- THREE RECEPTION ROOMS
- GAS FIRED HEATING
- DOUBLE GLAZING
- DRIVEWAY & DOUBLE GARAGE
- GENEROUS FRONT & REAR GARDENS
- ADDITIONAL SIDE GARDEN
- SCOPE TO IMPROVE & EXTEND (STPP)
- GROUND FLOOR CLOAKROOM & UTILITY AREA
- LEVEL WALK TO LOCAL AMENITIES

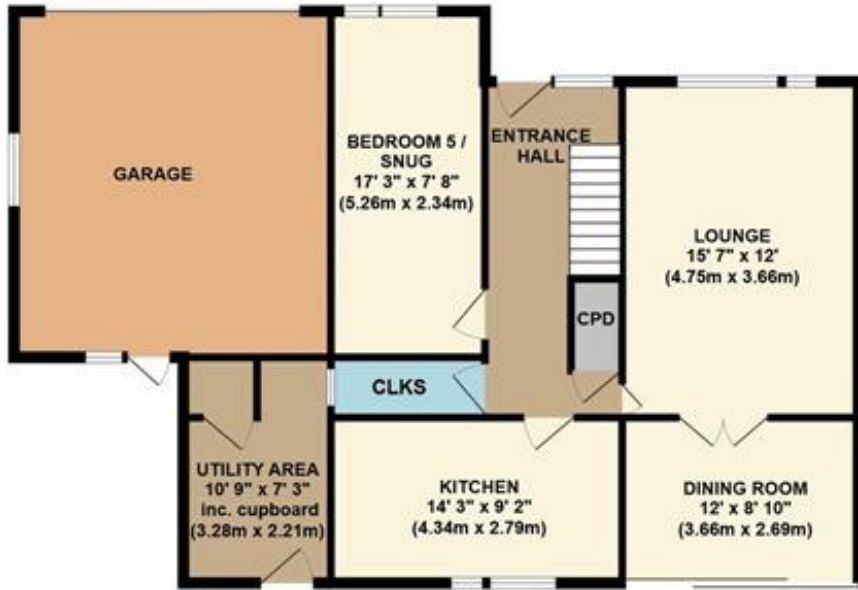
The Property

This good size family home is situated in a popular residential location within walking distance to amenities, and with good road links to the larger neighbouring centres of Wimborne, Broadstone and Poole. Within walking distance there is a popular first school and then middle and senior schooling in either Broadstone or Wimborne, and a short drive away from both the boys' and girls' grammar schools.

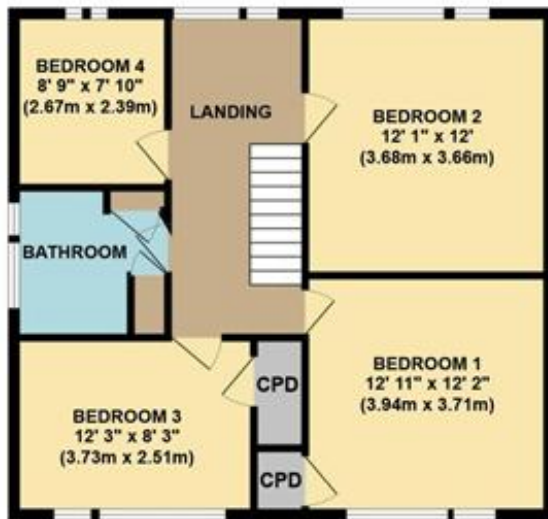
The property is situated on a generous plot with gardens extending to the front, side and rear and a tarmac driveway provides off road parking leading to a double garage.

The accommodation comprises of an entrance porch with reception hall, lounge with fireplace, and a separate dining room with patio doors overlooking the rear garden. There is then a kitchen where there is space for a breakfast table and chairs, leading to a utility area, and in turn the rear garden. Also on the ground floor is a fifth bedroom or study and a cloakroom.

To the first floor a galleried landing accesses the four bedrooms and there is a family bathroom.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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