



HEARNES

WHERE SERVICE COUNTS

Merley
Wimborne, Dorset, BH21 1QS

Merley, Wimborne, Dorset, BH21 1QS

FREEHOLD PRICE: £525,000

An exceptional detached bungalow beautifully finished throughout featuring a stunning open plan kitchen/dining room with glass vaulted ceiling creating a light and spacious heart to the home. The property offers two generous size bedrooms including a luxury en suite shower room along with a stylish family bathroom. Externally there is an 'in and out' drive with ample off-road parking and an immaculate low maintenance garden ideal for al fresco dining perfectly positioned in a sought after location.

- Entrance hallway with stylish Amtico flooring through into laundry room, family bathroom and kitchen/diner, space for cloaks, access to loft with pulldown ladder which is boarded and houses the boiler
- Superb sitting room enjoying a dual aspect with French doors with fitted shutters and night and day electric blinds to the front
- Stunning kitchen/dining room with range of base and eye level units with butler sink and complementary worktops, inset induction hob with extractor fan over, electric oven and separate microwave oven, integrated dishwasher and fridge freezer and wine fridge. Space for table and chairs with feature glass vaulted ceiling with fitted electric blind, rear aspect window and French doors with fitted shutters
- Laundry room with light and vented, space for washing machine and tumble dryer
- Two generous size bedrooms. Main bedroom with fitted bedroom furniture and electric blind, pocket door to luxury en suite shower room with rainfall shower head, wash hand basin, WC and ladder style heated towel rail
- Two double bedrooms with fitted wardrobes and electric day & night blinds
- Stylish bathroom with white three piece suite and electric Velux window for light and ventilation
- Double glazing and gas heating and security alarm
- Outside: Two five bar gates give access to shingle driveway for ample off road parking, raised flower beds. Access to rear garden can be gained from both sides of the property. Rear garden with terrace patio ideal for al fresco dining and then laid to shingle for low maintenance with large timber shed with electrics and alarm and outside sensor lighting. The garden is enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: C

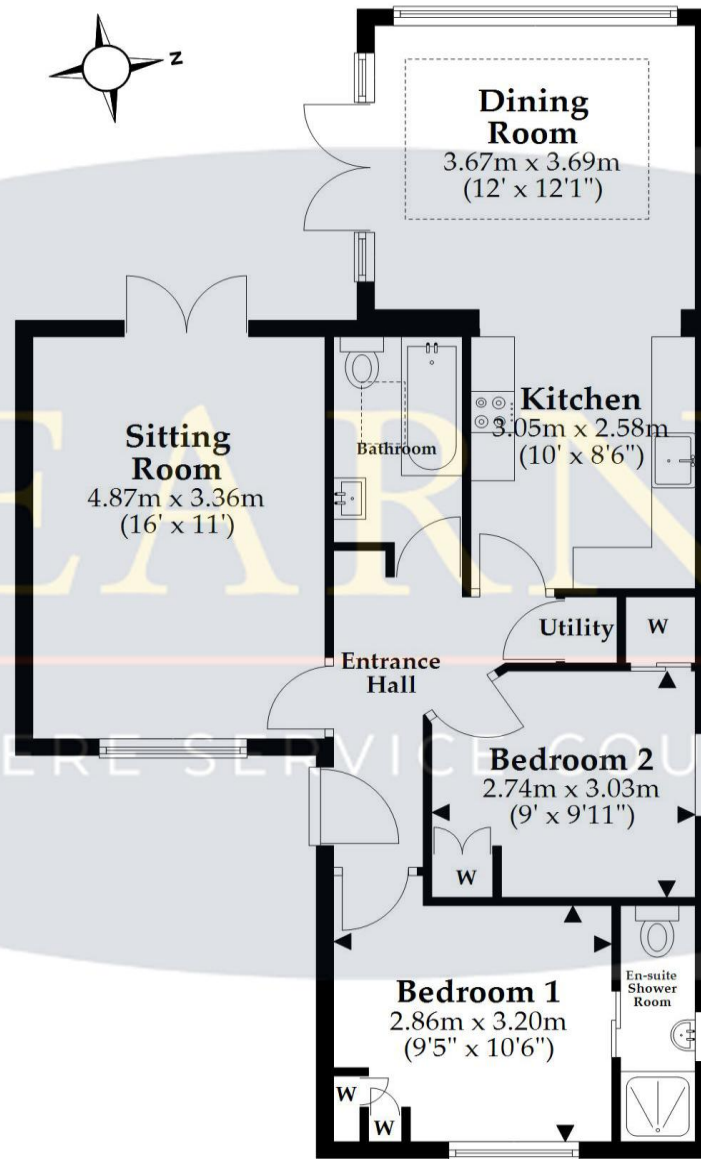
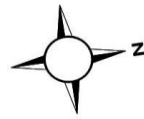
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





Ground Floor

Approx. 71.3 sq. metres (767.7 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD