



17 Cockerell Close,
Merley, Wimborne, BH21 1XP

H
HARDWICK
H
ESTATE AGENTS

A spacious and well presented 2 bedroom semi-detached house with driveway parking, a garage and southerly facing garden. Offered with no chain.

- Entrance porch
- Sitting/dining room
- Kitchen/breakfast room
- 2 double bedrooms
- Bathroom
- Driveway parking
- Garage
- Gas fired central heating
- Double glazed
- Short walk to local amenities
- No onward chain

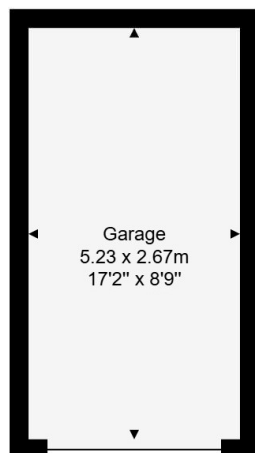
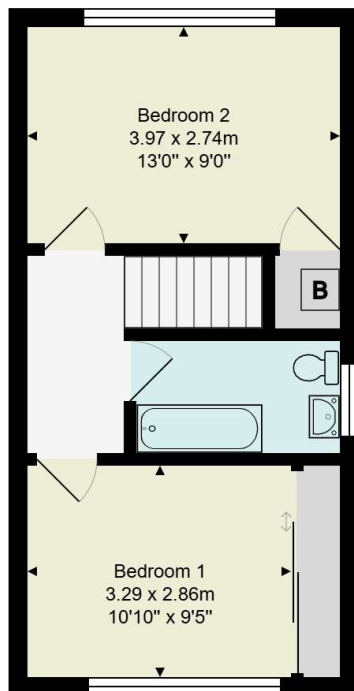
ASKING PRICE:

£315,000 (Freehold)

EPC RATING:

Band - tbc





Total Area: 67.5 m² ... 726 ft² (excluding garage)

All measurements are approximate
and for display purposes only.

THE PROPERTY

This attractive bright and spacious home offers well-maintained accommodation throughout and is ideal for first-time buyers, downsizers or those seeking a convenient location within easy reach of Merley's shops, schools and transport links.

The accommodation begins with a welcoming entrance porch, leading into a bright and spacious sitting/dining room with a front-facing window allowing plenty of natural light to fill the room. Stairs rise to the first floor from this central living space.

To the rear of the property is a generous kitchen/breakfast room overlooking the garden. The kitchen is fitted with a good range of base and eye-level units, complemented by a breakfast bar, a fitted double oven and a gas hob. There is also space for a washing machine and a fridge freezer, making it a practical and sociable space for everyday living.

Upstairs, the property offers two well-proportioned double bedrooms. The principal bedroom benefits from an excellent range of fitted wardrobes with mirrored sliding doors, while bedroom two includes a useful built-in cupboard housing the gas-fired boiler.

The bathroom is fitted with a modern white three-piece suite comprising a WC, wash hand basin and a bath with a shower over.

Outside, the property is approached via a driveway providing off-road parking. Double gates lead through to additional parking and a single detached garage with an up-and-over door. The front garden is laid to lawn with attractive planted borders, while the rear garden enjoys a sought-after southerly-facing aspect, featuring a patio terrace immediately behind the house, a second seating area behind the garage and a lawn with established planted borders.

LOCATION

Cockerell Close is situated in the popular Merley area of Wimborne, a well-regarded residential neighbourhood. Local shops, schools and healthcare facilities are all within easy reach, while nearby bus routes provide convenient connections to Wimborne town centre, Broadstone and Poole. The area is also well placed for enjoying scenic countryside walks, access to the River Stour, with excellent road links to Bournemouth, Poole and the wider Dorset area.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk