

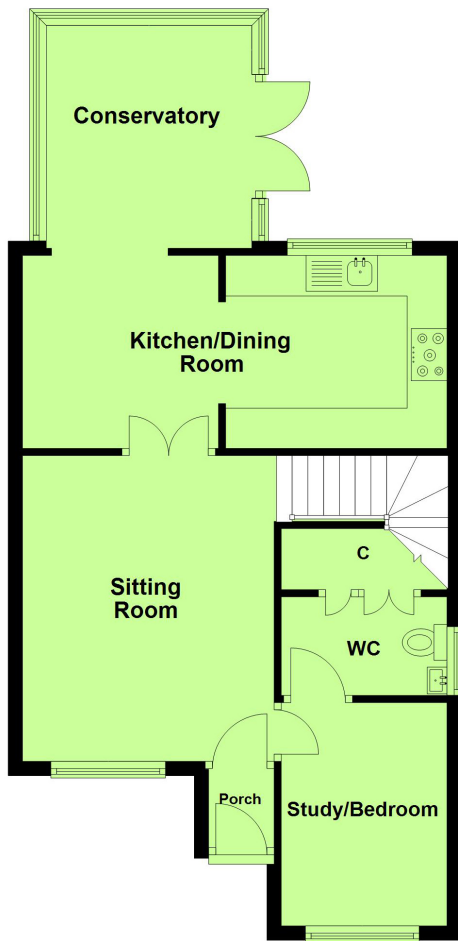
118 Lynwood Drive
Merley
Wimborne BH21 1UQ

Price **£409,950** Freehold

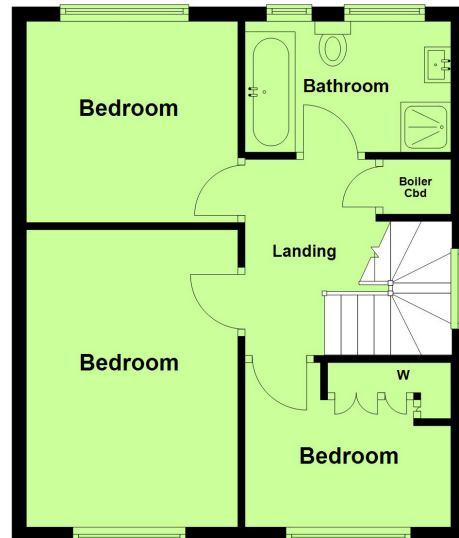


A SUPERBLY PRESENTED THREE/FOUR
BEDROOM SEMI DETACHED FAMILY
HOME, SITUATED WITHIN SOUGHT AFTER
SCHOOL CATCHMENTS, BENEFITTING
FROM A SIZEABLE REAR GARDEN.

Ground Floor



First Floor



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

- * PORCH 4'1" x 3'1" (1.24m x 0.94m)**
- * SITTING ROOM 15' x 12'1" (4.57m x 3.68m)**
- * KITCHEN/DINING ROOM 20' x 9'1" (6.09m x 2.77m)**
- * CONSERVATORY 11'6" x 10'3" (3.53m x 3.13m)**
- * STUDY/BEDROOM FOUR 10'2" x 7'6" (3.1m x 2.31m)**
- * CLOAKROOM/UTILITY 7'5" x 4'7" (2.28m x 1.43m)**
- * RETURN STAIRCASE LEADING TO FIRST FLOOR LANDING**
 - * BEDROOM ONE 14' x 9'7" (4.26m x 2.95m)**
 - * BEDROOM TWO 9'9" x 9'7" (3.01m x 2.95m)**
 - * BEDROOM THREE 9'8" x 8'3" (2.98m x 2.52m)**
 - * FAMILY BATHROOM 9'8" x 6'8" (2.98m x 2.07m)**
- * DRIVEWAY PARKING**
- * FRONT & SIZEABLE REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance porch which in turn leads through to the light and airy sitting room which has window to front aspect, TV point and stairs rising to first floor. The spacious kitchen/dining room has window to rear aspect, wood effect flooring, range of wall and floor mounted cupboards, worksurfaces over, three nests of pan drawers, single sink with integrated drainer and mixer tap and integrated appliances to include dishwasher, fridge and Range cooker with extractor fan over. Off the kitchen/dining room is the conservatory which has wood effect flooring, pleasant views over the rear garden and double opening doors leading to the side. To complete the accommodation on the ground floor is the study/bedroom four which has window to front aspect and access into the cloakroom/utility which has frosted window to side, cupboard housing washing machine, space for tall fridge/freezer, vanity unit with inset wash hand basin and mixer tap, low level flush WC, part tiled walls and wood effect flooring.

The first floor landing has loft access via a hatch, window to side aspect and sizeable storage cupboard with wall mounted boiler and slatted shelving. Bedroom one has window to front aspect and benefits from a range of fitted wardrobes. Bedroom two has window to rear aspect with pleasant views over the garden and bedroom three has window to front aspect and benefits from a range of fitted furniture to include wardrobes and cupboards. The family bathroom has two frosted windows to rear aspect, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, walk in shower with shower above and panel enclosed bath with mixer tap and shower attachment.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking. One of the main features of this delightful family home is the sizeable 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. To the rear of the garden is a further patio, shed and summerhouse. Access along the side via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Lynwood Drive is the third turning on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2085