



HEARNES

WHERE SERVICE COUNTS

FOR SALE

**Merley
Wimborne, BH21 1QT**

Merley, Wimborne, Dorset, BH21 1QT

FREEHOLD PRICE: £465,000

A deceptively spacious two bedroom, two reception room detached bungalow set on a good size plot with private landscaped garden, conservatory, garage and off road parking. Set back from the road on a good size plot.

- Conservatory porch with double glazed roof, tiled floor and space for a sofa
- Hall with access to part boarded large loft area and storage cupboard
- Cloakroom with wall mounted wash hand basin, water softener and WC
- Shower room with walk in shower, wash hand set in vanity unit and WC
- Sitting room with wood burning stove and internal by folding doors opening into the garden/dining room
- Kitchen finished in a range of high gloss white units with complementary worktops, built in oven, microwave oven, integrated fridge freezer, dishwasher and washing machine and access to the garden room
- Garden/dining room with double glazed sliding patio doors opening onto the sun terrace with solid roof and radiator for all year round use
- Two bedrooms both with built-in wardrobes, the main bedroom has triple aspects and views over the vegetable garden to the front of the property
- Outside: Garage and off road parking. Landscaped rear garden with shed, summerhouse and three areas for al fresco dining

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 a mile's walk away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

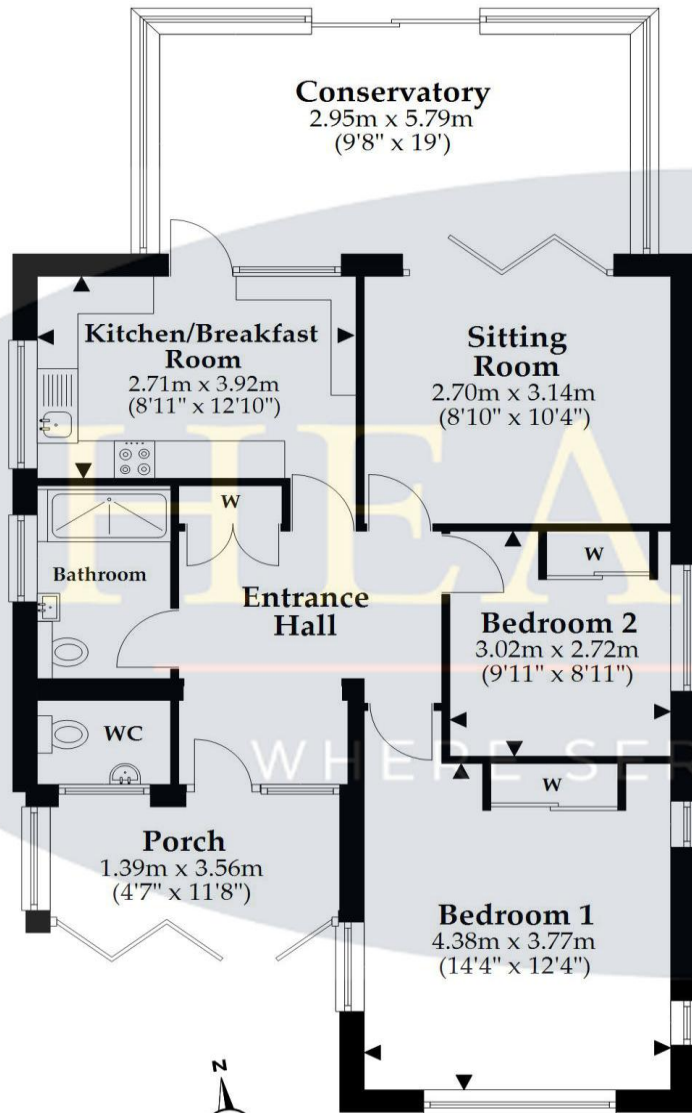
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Ground Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



Conservatory

2.95m x 5.79m
(9'8" x 19')

Kitchen/Breakfast Room

2.71m x 3.92m
(8'11" x 12'10")

Bathroom

Entrance Hall

Porch

1.39m x 3.56m
(4'7" x 11'8")

Sitting Room

2.70m x 3.14m
(8'10" x 10'4")

Bedroom 2

3.02m x 2.72m
(9'11" x 8'11")

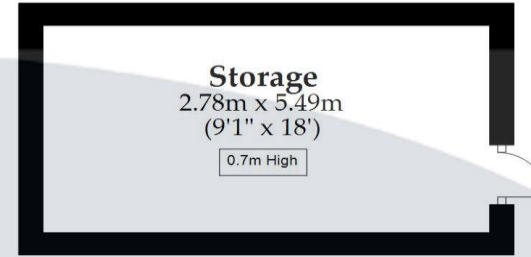
Bedroom 1

4.38m x 3.77m
(14'4" x 12'4")

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Basement

Approx. 15.3 sq. metres (164.3 sq. feet)



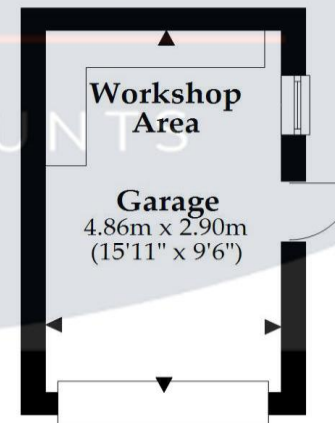
Storage

2.78m x 5.49m
(9'1" x 18')

0.7m High

Outbuilding

Approx. 14.1 sq. metres (151.7 sq. feet)



Workshop Area

Garage

4.86m x 2.90m
(15'11" x 9'6")

Main area: Approx. 93.9 sq. metres (1011.0 sq. feet)

Plus outbuildings, approx. 14.1 sq. metres (151.7 sq. feet)

Plus basement, approx. 15.3 sq. metres (164.3 sq. feet)

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





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