



**Merley  
Wimborne, Dorset, BH21 1UQ**

# Merley, Wimborne, Dorset, BH21 1UQ

## FREEHOLD PRICE: £475,000

An immaculately presented detached family home offering four good size bedrooms, spacious sitting/dining room with modern kitchen and superb conservatory situated on a good size plot with off road parking and double garage in a desirable location.

- Large entrance porch with door to double garage
- Entrance and hallway with under stairs storage cupboards. Downstairs cloakroom with WC and corner wash hand basin, space for cloaks
- Spacious sitting/dining room with brick fireplace and inset gas fire (not working), dual aspect with door into sun conservatory
- Superb sun conservatory with tiled flooring, pitched roof and French doors onto garden enjoying a sunny aspect
- Good size modern kitchen with range of base and eye level units and drawers with complementary worktops, inset gas hob with electric oven below and extractor fan over, space for appliances, larder cupboard, rear aspect window and side door to garden
- Four generous size bedrooms all with built in wardrobes and cupboards
- Shower room with corner shower cubicle, vanity unit with wash hand basin and WC
- Double glazing and gas heating
- Outside: Front lawn area with flower bed borders and a tarmac driveway to garage giving off road parking. Rear garden enclosed by panel fencing has large patio terrace leading onto good size lawn area with mature flower/shrub borders and greenhouse

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 2.6 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E    EPC RATING: D

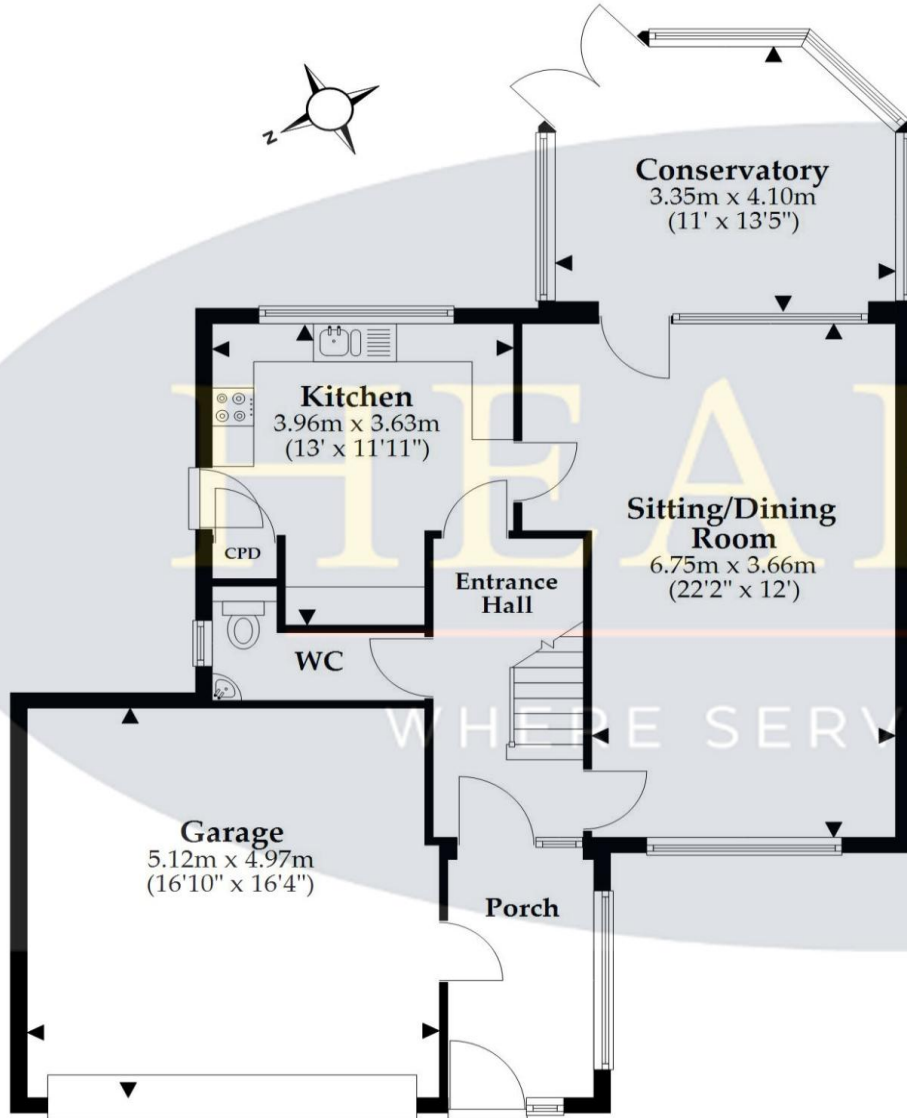
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





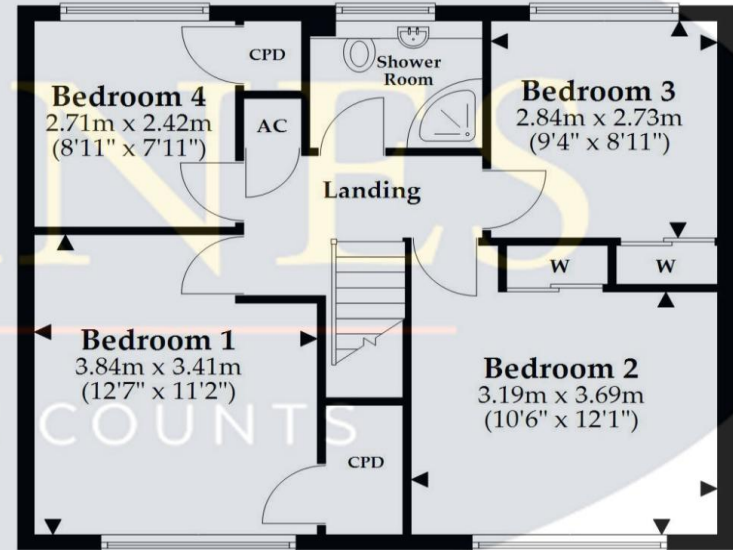
# Ground Floor

Main area: approx. 70.4 sq. metres (758.1 sq. feet)  
Plus garages, approx. 24.2 sq. metres (260.6 sq. feet)



# First Floor

Approx. 55.6 sq. metres (598.1 sq. feet)



Main area: Approx. 126.0 sq. metres (1356.2 sq. feet)  
Plus garages, approx. 24.2 sq. metres (260.6 sq. feet)

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







**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD