HEARNES
WHERE SERVICE COUNTS
Merley
Wimborne, Dorset, BH21 1UU

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FREEHOLD PRICE: £525,000

A spacious and well appointed five bedroom detached family home offering generous and versatile living accommodation throughout. Situated in a sought after cul de sac, the property benefits from off road parking, a garage and is offered for sale with NO FORWARD CHAIN.

- Generous entrance hallway
- Downstairs shower room
- Spacious sitting room with front bay window
- Separate dining room with door to sun conservatory
- UPVC sun conservatory with French doors to garden
- Large kitchen/breakfast room with range of base and eye level units and complementary worktops, inset gas hob with electric oven and grill, integrated dishwasher, space for fridge freezer, rear aspect and door to garden
- Utility room with space for washing machine and cupboard, door to garage
- Five good size bedrooms. Main bedroom with en suite shower room
- Family bathroom with white three piece suite
- Double glazing and gas heating
- Outside: Brick paviour driveway gives off road parking leading to garage with up and over door. Front garden with lawn and shrub borders. Rear garden has patio area with steps leading up to main garden which is laid to lawn with shrub and tree border enclosed by panel fencing and high hedging

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

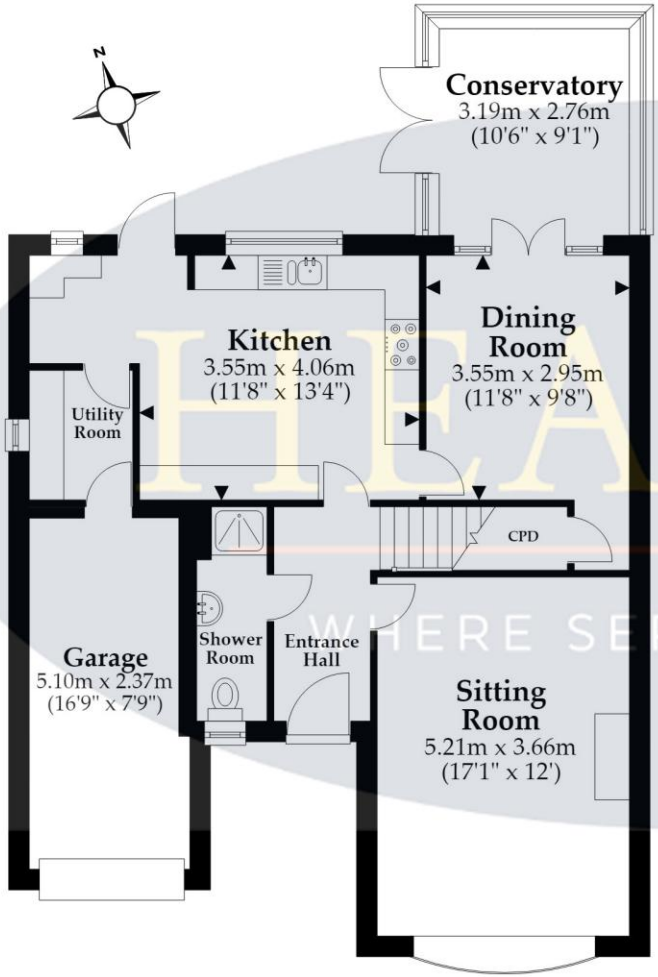
COUNCIL TAX BAND: E EPC RATING: C

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

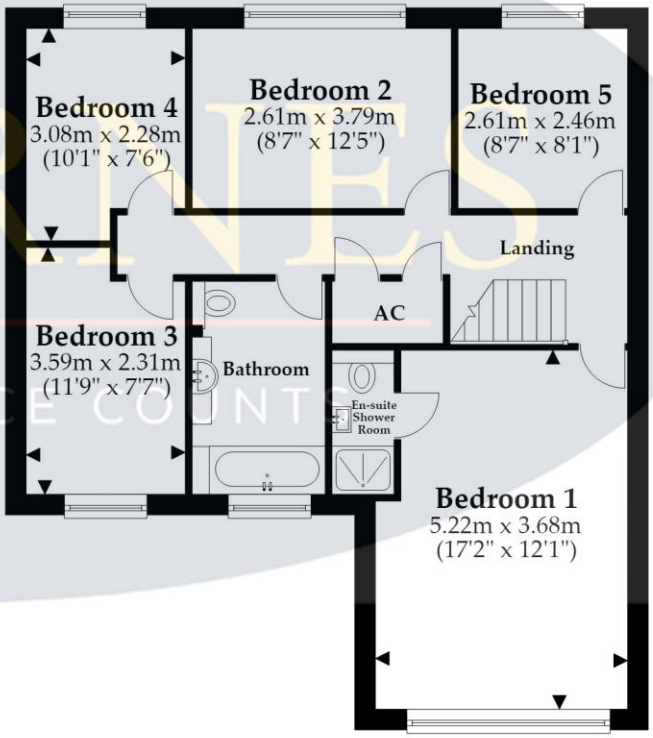
Main area: approx. 72.0 sq. metres (775.4 sq. feet)

Plus garage, approx. 12.5 sq. metres (134.2 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.2 sq. feet)



Main area: Approx. 142.6 sq. metres (1534.6 sq. feet)

Plus garage, approx. 12.5 sq. metres (134.2 sq. feet)

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

LJT SURVEYING

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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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