

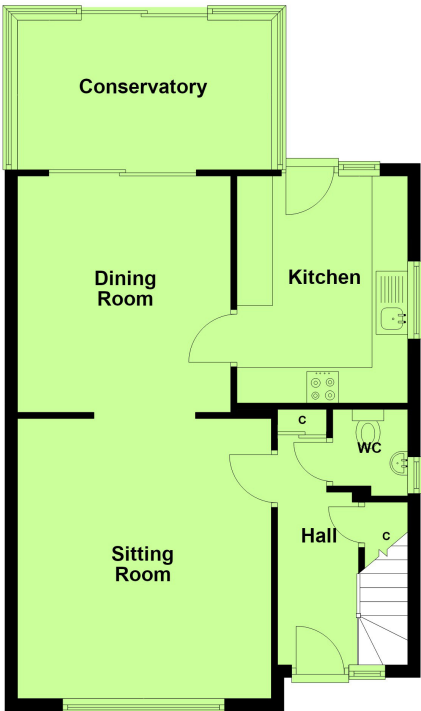
20 Cockerell Close
Merley
Wimborne BH21 1XT

Price **£495,000** Freehold

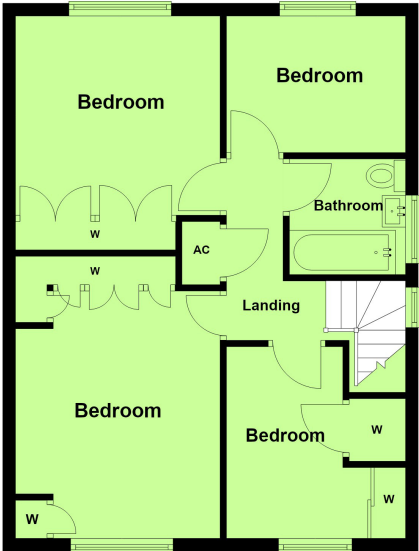


A FOUR BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME, SITUATED IN POPULAR SCHOOL CATCHMENTS, BENEFITTING FROM CONSERVATORY AND SIZEABLE REAR GARDEN.

Ground Floor



First Floor



Total area: approx. 110.7 sq. metres (1191.1 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.

- * **ENTRANCE HALLWAY 12'6" x 6'9" (3.84m x 2.09m)**
 - * **CLOAKROOM 4'4" x 3'9" (1.34m x 1.18m)**
 - * **SITTING ROOM 14'5" x 13'2" (4.41m x 4.02m)**
 - * **DINING ROOM 12'8" x 11' (3.89m x 3.35m)**
 - * **CONSERVATORY 13'3" x 7'9" (4.05m x 2.41m)**
 - * **KITCHEN 12'3" x 8'7" (3.74m x 2.65m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 13'2" TO WARDROBE FRONT x 10'7" (4.02m x 3.26m)**
- * **BEDROOM TWO 10'8" x 10' TO WARDROBE FRONT (3.29m x 3.04m)**
 - * **BEDROOM THREE 9'3" x 7'2" (2.83m x 2.19m)**
 - * **BEDROOM FOUR 10'9" x 9'3" (MAXIMUM) (3.32m x 2.83m)**
- * **FAMILY BATHROOM 6'3" x 6' (1.92m x 1.82m)**
 - * **DRIVEWAY PARKING**
 - * **DETACHED SINGLE GARAGE**
 - * **FRONT & REAR GARDENS**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hall which has stairs rising to first floor, telephone point, understairs storage cupboard, fitted cupboard with sliding mirrored door and access into the cloakroom which has frosted window to side, fully tiled walls and flooring, water softener, low level flush WC and wash hand basin with hot and cold tap. The light and airy sitting room has window to front, TV point, central fireplace with inset electric fire with marble hearth, surround and mantel and an archway leading through to the dining room which in turn via sliding doors leads to the conservatory. The kitchen has frosted door and window to rear, further window to side, range of wall and floor mounted cupboards, roll top work surfaces, pull-out table, part tiled walls, single sink with drainer and mixer tap, wall mounted boiler, space for dishwasher, washing machine and tall fridge/freezer and integrated appliances to include oven, microwave, four ring gas hob and extractor fan over.

The first floor landing has window to side, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front, telephone point, TV point and a range of fitted furniture to include wardrobe, cupboards and drawers. Bedrooms two and three both have windows to rear with pleasant views over the garden with bedroom two benefitting from fitted wardrobes. Bedroom four has window to front, built in over stairs storage cupboard and fitted wardrobe with sliding mirrored doors. The family bathroom has frosted window to side, towel ladder radiator, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and 'Mira' shower over.

To the front of the property is an area laid to lawn and a driveway providing off road parking for a number of vehicles which in turn leads along the side of the property to the detached single garage which has up and over door, light and power. One of the main features of this delightful family home is the sizeable private rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the fifth turning into Merley Lane which will lead into Sopwith Crescent. Cockerell Close is the first turning on the left hand side.

COUNCIL TAX: Band E BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

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

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REF: R2154