

132 Rempstone Road
Merley
Wimborne BH21 1SX

Price **£425,000** Freehold



A FOUR BEDROOM DETACHED FAMILY HOME
SITUATED IN A QUIET AND POPULAR RESIDENTIAL
LOCATION WITHIN SOUGHT AFTER SCHOOL
CATCHMENTS REQUIRING GENERAL UPDATING
THROUGHOUT.



GROUND FLOOR

FIRST FLOOR

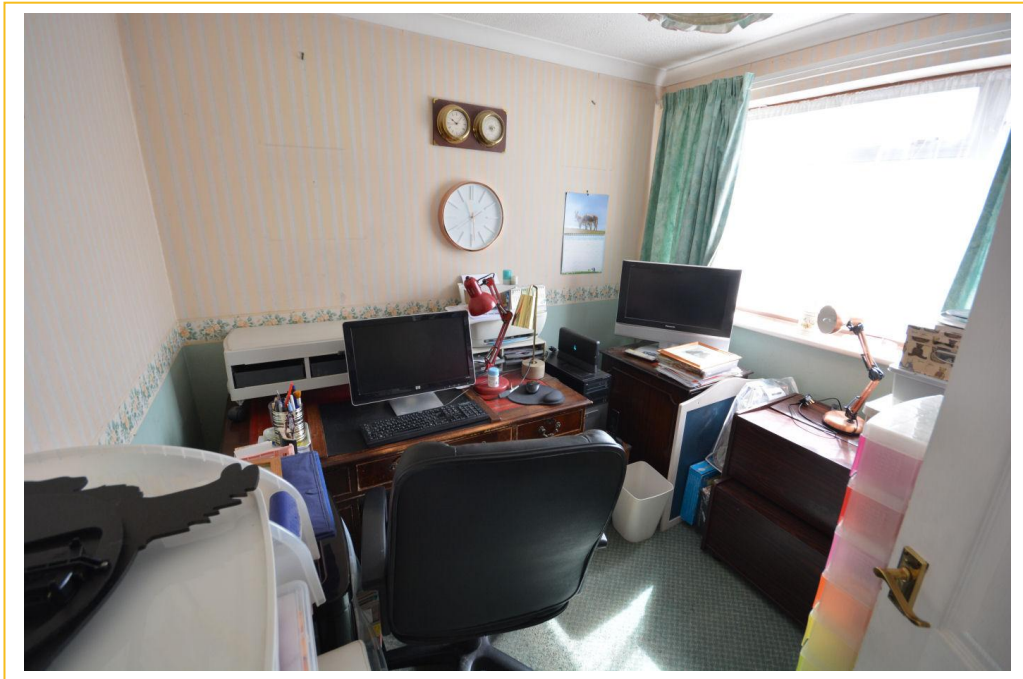
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- * PORCH**
- * ENTRANCE HALL**
- * CLOAKROOM**
- * LOUNGE/DINING ROOM 22'4' X 14'9" (6.8m x 4.5m)**
- * KITCHEN/BREAKFAST ROOM 13'1" X 11'10" MAXIMUM (4m x 3.6m)**

 - * STAIRS RISING TO FIRST FLOOR**
 - * BEDROOM ONE 13'5" X 12'2" (4.1m x 3.7m)**
 - * BEDROOM TWO 11'6" X 9'10" (3.5m x 3')**
 - * BEDROOM THREE 11'6" X 8'6" (3.5m x 2.6m)**
 - * BEDROOM FOUR 8'6" X 8'6" (2.6m x 2.6m)**
 - * FAMILY BATHROOM 6'7" X 5'7" (2m x 1.7m)**
 - * FRONT AND REAR GARDENS**
 - * DRIVEWAY PARKING**
 - * DOUBLE GARAGE**
 - * DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Timber door leads into the porch which has window to front and side and timber door giving access into the double garage. From the porch via a frosted door with matching side screen gives access into the entrance hallway which has stairs rising to first floor and access into the cloakroom which has low level flush WC and wash hand basin with hot and cold tap and tiled splashback. The spacious lounge/dining room has TV point, telephone point, central fireplace with brick surround and inset gas fire and sliding patio doors leading out to the rear garden. The kitchen/breakfast room has window to rear, timber door giving access to the side, range of wall and floor mounted cupboards, worksurfaces over, one and a quarter sink with drainer and mixer tap, breakfast bar eating area, space for tall fridge/freezer and slimline dishwasher and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over.

The first floor landing has storage cupboard and loft access via a hatch. Bedrooms one and two both have windows to front. Bedrooms three and four both have windows to rear with pleasant views over the garden. Three of the bedrooms benefit from wash hand basins with tiled splashbacks. The family bathroom has frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking in turn leading to the double garage which has up and over door, light, power, window to side and space and plumbing for washing machine. The secluded rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hard stand for two sheds. Access down the side 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 roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Rempstone Road is the first turning on the left hand side.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band E

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: R2096