Hillier Wilson

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365 Sopwith Crescent
Merley
Wimborne BH21 1XH

Price **£475,000** Freehold

A SUPERBLY PRESENTED FOUR BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME BENEFITTING FROM SIZEABLE REAR GARDEN. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.

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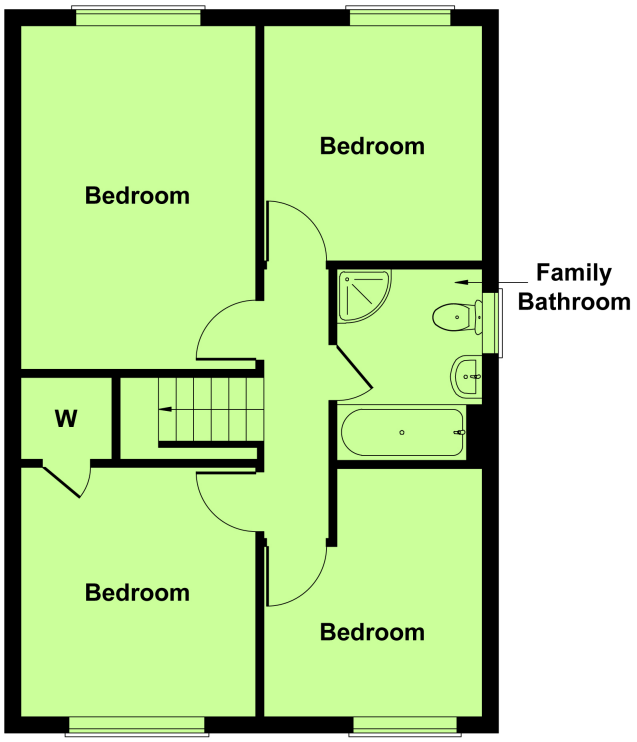
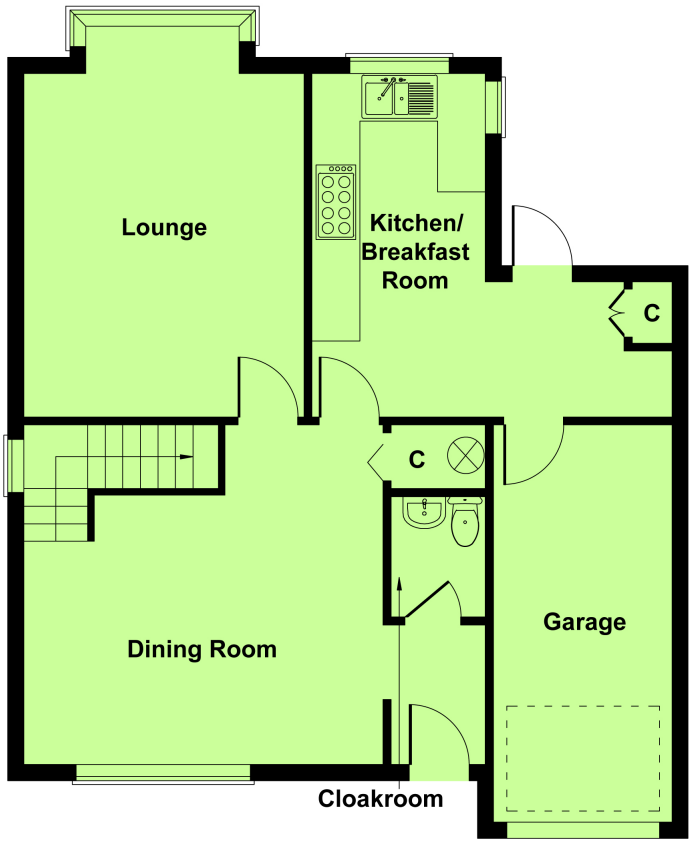
OnTheMarket rightmove



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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* ENTRANCE HALL 5’6” x 4’1” (1.7m x 1.24m)

* GROUND FLOOR CLOAKROOM 5’3” x 4’2” (1.61m x 1.28m)

* LOUNGE 16’3” into bay x 12’ (4.9m x 3.6m)

* DINING ROOM 15’3” x 13’6” (4.67m x 4.15m)

* KITCHEN/BREAKFAST ROOM 15’11” (MAXIMUM) x 13’9” (4.61m x 4.24m)

* STAIRS RISING TO FIRST FLOOR

* BEDROOM ONE 14’2” x 9’5” (4.32m x 2.89m)

* BEDROOM TWO 10’3” x 10’3” (3.13m x 3.13m)

* BEDROOM THREE 9’2” x 8’8” (2.8m x 2.68m)

* BEDROOM FOUR 10’8” x 9’2” (3.29m x 2.84m)

* FAMILY BATHROOM 7’9” x 6’5” (2.4m x 1.99m)

* FRONT, SIDE AND REAR GARDENS

* SINGLE GARAGE & DRIVEWAY PARKING

* UPVC DOUBLE GLAZED

* GAS FIRED CENTRAL HEATING

* EV CHARGING POINT

ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has wood effect flooring and access into the ground floor cloakroom which has tiled flooring, towel ladder radiator, low level flush WC, feature wash hand basin with mixer tap and tiled splashback. The light and airy lounge has bay window to rear aspect with pleasant views over the garden and TV point. The spacious dining room has wood effect flooring, storage cupboard with wall mounted radiator and slatted shelving, stairs rising to first floor and windows to front and side aspect. The modern fitted kitchen/breakfast room has wood effect flooring, windows to rear and side, door giving access to garden, range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area, space for American style fridge/freezer, access into the garage and a range of integrated appliances to include dishwasher, oven, grill, five ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedrooms one and three both have windows to rear aspect with pleasant views over the garden. Bedrooms two and four both have windows to front aspect with bedroom two benefitting from a built in storage cupboard. The modern fitted family bathroom has frosted window to side aspect, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, panel enclosed bath with mixer tap and shower attachment over and separate shower cubicle with shower.

To the front and side of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles which in turn leads to the integral single garage which has electric roller up and over door, light, power, loft access via a hatch, wall mounted 'Glow-worm' boiler, range of wall and floor mounted cupboards, work surfaces over and space and plumbing for washing machine and tumble dryer. One of the main features of this delightful family home is the sizeable and secluded rear garden which is predominantly laid to lawn with two patio areas, one having a pergola, all of which are bound by timber fence and mature shrub borders. Access along both sides of the property in turn lead to the front. EV Charging Point.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the end of the road turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Then take the fifth turning left into Merley Lane which then proceeds into Sopwith Crescent.

COUNCIL TAX: Band D BCP Council (Poole)

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

Please see our website for further details.

REF: R2070