Nicholas Humphreys







8 Gravel Hill, Wimborne, BH21 1RR

£580,000

- FOUR DOUBLE Bedroom DETACHED House
- SIEMENS Appliances THROUGHOUT
- THREE Bathrooms
- VIEWING IS ESSENTIAL
- Gas Fired 3 Zone UNDERFLOOR HEATING
- Benefit Of A BUILDING GUARANTEE
- BI FOLD DOORS
- Electric Awning W/ Electrics And Lights
- WESTERLY Facing Garden
- SOLAR PANELS

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com

8 Gravel Hill, Wimborne BH21 1RR

An impressive FOUR-BEDROOM DETACHED HOME featuring a spacious OPEN-PLAN KITCHEN/DINING ROOM with SIEMENS APPLIANCES, BI-FOLD DOORS and a WESTERLY FACING GARDEN. Further benefits include an EN-SUITE, SOLAR PANELS, THREE-ZONE UNDERFLOOR HEATING and OFF-ROAD PARKING FOR TWO VEHICLES. Ideally positioned between WIMBORNE and BROADSTONE.

4 3 1 A Council Tax Band: E





Property Details

Area
Gravel Hill is situated in the popular residential area of Merley, conveniently positioned between the historic market town of Wimborne Minster and the wider amenities of Poole. The area is particularly popular with families and those seeking a quieter suburban setting while remaining well connected to surrounding towns.

Residents benefit from nearby countryside and riverside walks along the River Stour, providing excellent opportunities for walking and cycling. Merley First School is close by, along with further well-regarded schooling options including Broadstone Middle School, Corfe Hills School and the prestigious Canford School.

Everyday amenities are available locally, with further shopping, cafés, restaurants and leisure facilities found in Wimborne, Broadstone and Poole. Regular bus services operate nearby, while good road links make the area convenient for access towards Bournemouth, Poole and the A31.

Description
Positioned between Wimborne and Broadstone, close to the popular residential area of Merley, this beautifully presented FOUR BEDROOM detached home offers generous, MODERN accommodation ideally suited to modern family living.

A welcoming entrance hall leads to a separate living room with an attractive front-facing bay window. To the rear is the impressive OPEN PLAN KITCHEN and DINING ROOM, centred around a versatile island and forming the true heart of the home. The kitchen is fitted with a full range of Siemens appliances, including two built-in fridge freezer, dual ovens and a concealed extraction system. Full-width BI-FOLD DOORS open directly onto the WESTERLY FACING GARDEN, creating an excellent space for both everyday family life and entertaining. The ground floor also includes a cloakroom and a generous UTILITY ROOM with space for appliances.

Upstairs are four bedrooms, including a MASTER BEDROOM with an ENSUITE, together with a modern family bathroom. Built approximately FIVE YEARS ago, the home has been finished to a high standard throughout and benefits from double glazing, SOLAR PANELS and gas-fired UNDERFLOOR HEATING arranged across THREE independently controlled zones.

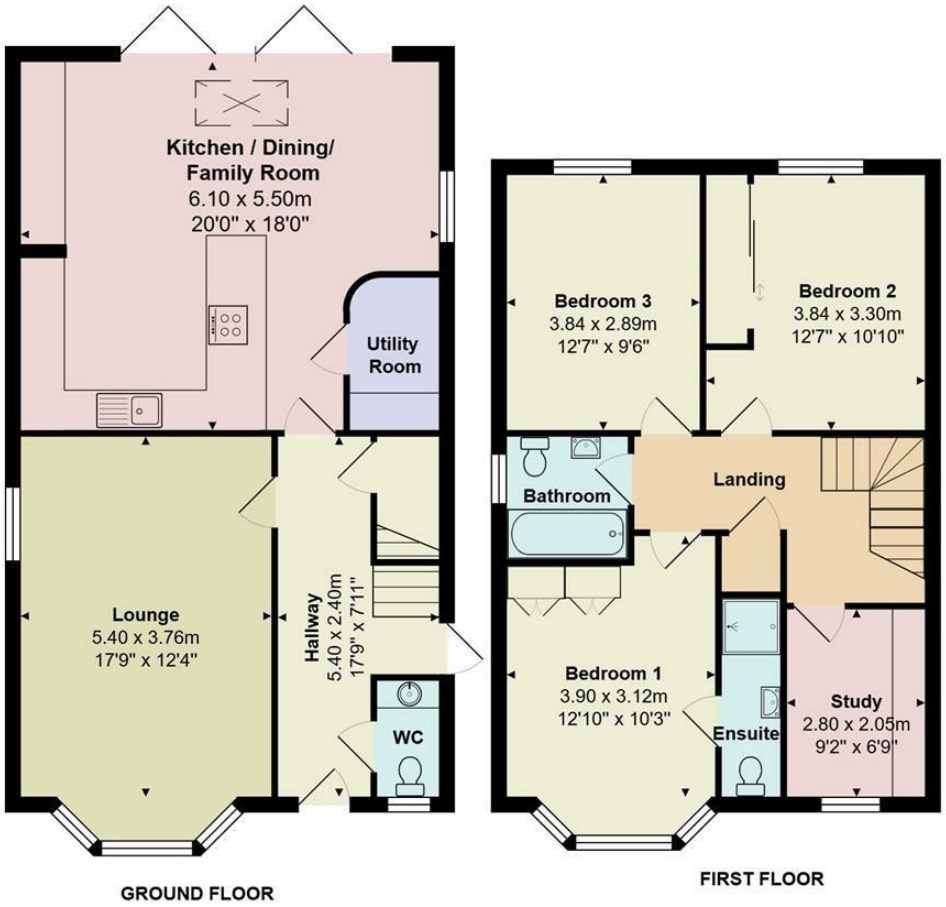
Outside, the front garden is mainly laid to lawn, with gated side access leading to the enclosed rear garden. Enjoying a WESTERLY ASPECT, the garden is mainly laid to lawn with a paved patio extending across the rear of the property. An awning provides a sheltered OUTDOOR SEATING area and is fitted with ELECTRICS and LIGHTING, making it ideal for evening entertaining. A pedestrian gate provides access to the DRIVEWAY, approached from Ivy Road, which offers OFF ROAD parking for TWO VEHICLES.

Agent Notes
Parking: Driveway
Tenure: Freehold
Council Tax: E
EPC: A





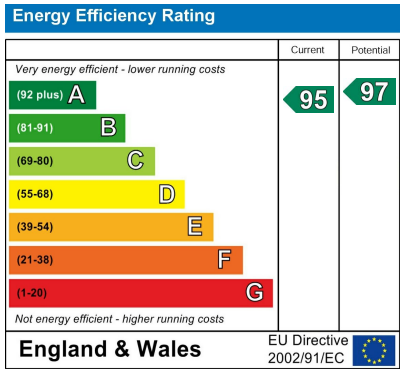
Floorplan



Total Area: 129.8 m² ... 1398 ft²

All measurements are approximate and for display purposes only





Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

wimbornesales@nicholashumphreys.co
http://www.nicholashumphreys.com