

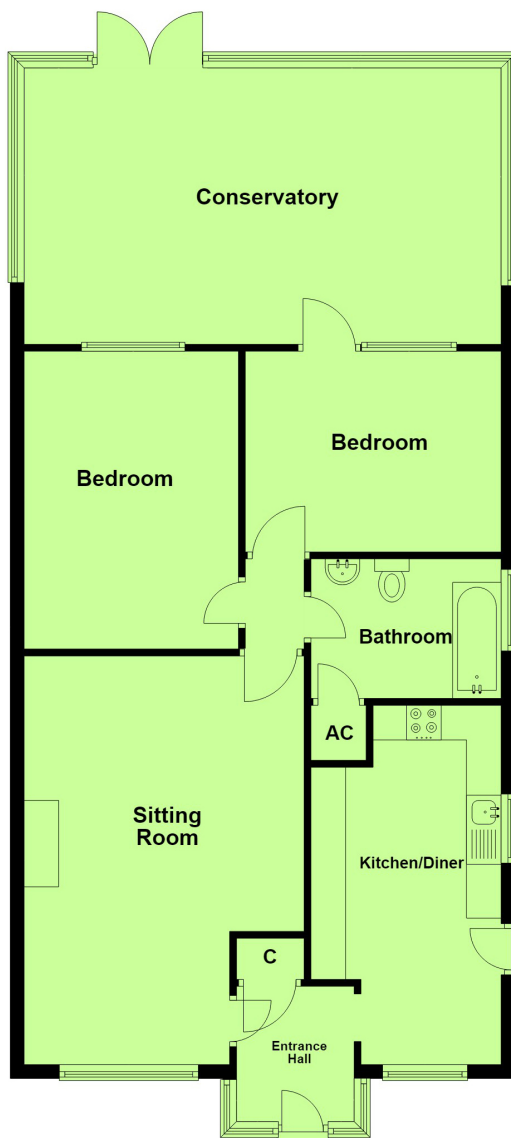
44 Sopwith Crescent  
Merley

Wimborne BH21 1SQ

Price **£375,000** Freehold



A TWO BEDROOM DETACHED BUNGALOW  
SITUATED WITHIN CLOSE PROXIMITY TO  
LOCAL SHOPS, BENEFITTING FROM SIZEABLE  
CONSERVATORY AND NO FORWARD CHAIN.



Total area: approx. 95.3 sq. metres (1025.7 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 9'9" X 4'6" (3.01m x 1.39m)**
- \* **KITCHEN/DINING ROOM 17'1" X 8'6" (5.21m x 2.62m)**
- \* **SITTING ROOM 16'6" X 13'1" (5.05m x 3.99m)**
- \* **INNER HALLWAY 5'5" X 2'9" (1.67m x 0.88m)**
- \* **BEDROOM ONE 12'7" TO WARDROBE FRONT X 9'9" (3.87m x 3.01m)**
- \* **BEDROOM TWO 11'9" X 9'1" (3.62m x 3.77m))**
- \* **FAMILY BATHROOM 8'7" X 5'2" (2.65m x 1.58m)**
- \* **CONSERVATORY 18'6" X 13'4" (5.66m x 4.08m)**
- \* **FRONT AND REAR GARDENS**
- \* **OFF ROAD PARKING**
- \* **SINGLE GARAGE**
- \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door with matching side screens gives access into the entrance hallway which has frosted windows to both sides, tiled flooring and useful storage cupboard housing fuses. The kitchen/dining room has windows to side and front, double glazed frosted door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, space for washing machine and integrated appliances to include dishwasher, fridge, freezer, oven, grill, four ring ceramic hob and extractor fan over. The light and airy sitting room has window to front, TV point, telephone point and central fireplace with inset gas fire. The inner hallway has loft access via a hatch.

Bedroom one has window to rear and benefits from a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has window and door to rear giving access to the spacious conservatory which has tiled flooring, windows to both sides and rear and double opening doors giving access to the rear garden. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, storage cupboard housing wall mounted boiler, single panel radiator and slatted shelving, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shaver point and bath with mixer tap and shower over.

To the front of the property is a low maintenance garden benefitting from a number of mature shrubs, shingle areas and pathway leading to the front door. The private rear garden has a feature circular patio running adjacent to the property providing seating in turn leading to the remainder which is laid to decorative shingle, all of which have timber fence borders. Access down the side in turn leads to the front. To the rear of the property is the single garage which has a parking space in front and has up and over door, light, power and personal door giving access to the rear garden.





**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. Turn left into Rempstone Road and at the bottom of the road turn right into Merley Lane then left into Oakley Straight and Sopwith Crescent is the next turning on the right.

**COUNCIL TAX:** Band D BCP (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: R2115**