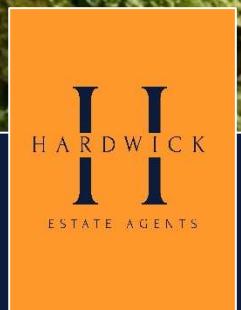




232 Rempstone Road, Merley, Wimborne, BH21 1SY



A particularly spacious 4 bedroom, 3 reception room detached house situated in a quiet cul-de-sac location.

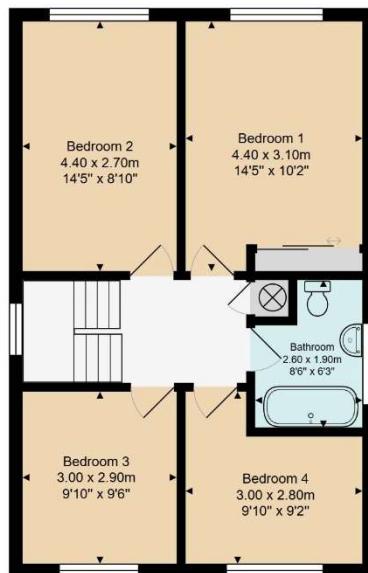
- 4 bedrooms
- Sitting room, dining room and study
- Conservatory
- Kitchen/breakfast room
- Downstairs wc
- Garage
- Driveway parking
- Gas fired central heating
- In sought after school catchment
- Close to Delph Woods
- Shops, amenities and bus routes nearby

**ASKING PRICE: Offers in excess of £410,000 (Freehold)**

**EPC RATING:**

Band - D





Total Area Approx (inc garage): 158.3 m<sup>2</sup> ... 1704 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## LOCATION

The property is situated in a quiet cul-de-sac in the popular and sought after location of Merley. Merley is conveniently located between Wimborne Minster and Broadstone. As well as sought after schooling there is a local neighbourhood centre providing a range of shops and amenities. Delph Woods and the Castleman Trailway are also nearby.

## THE PROPERTY

The property is a surprisingly spacious detached house offering versatile living space. Whilst well maintained the property does also offer some scope and potential for improvement.

The accommodation briefly comprises; an entrance hall with stairs rising to the first floor with a fitted cupboard under.

The spacious sitting room has a feature fireplace and an archway connects to the adjacent dining room. From the dining room there is internal access to the garage and separately to the conservatory which overlooks the rear garden.

The kitchen offers a good range of base and eye level shaker style units, fitted appliances include a gas hob with canopy over, electric double oven and microwave plus dishwasher and fridge with matching fascia units. Furthermore on the ground floor is a cloakroom with WC and wash basin and study. Upstairs on the first floor landing is an airing cupboard.

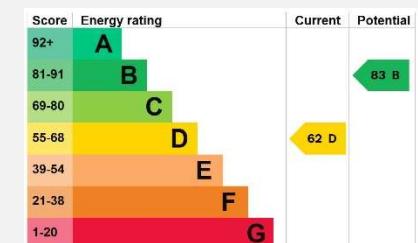
There are four well proportioned bedrooms, bedroom one including built in wardrobes. The bathroom has a white three piece suite with WC, wash basin and bath with shower over.

## Outside

The property is approached via a brick paved drive providing off road parking and access to the garage. The front garden is laid to lawn with planted borders. The rear garden is laid mainly to lawn with a paved patio and planted borders bound by timber fencing.

## ADDITIONAL INFORMATION

Council tax – E





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

**For more information or to arrange a viewing please contact us;**

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