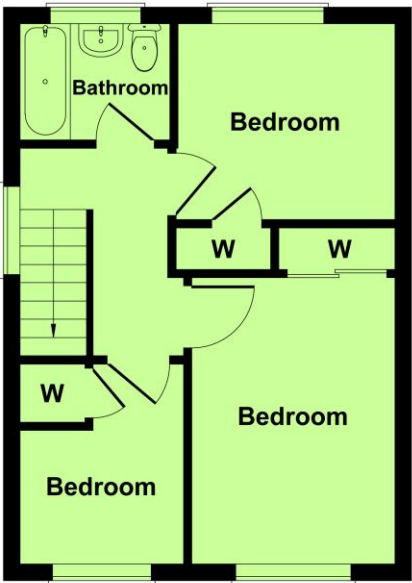


354 Sopwith Crescent
Merley BH21 1XF

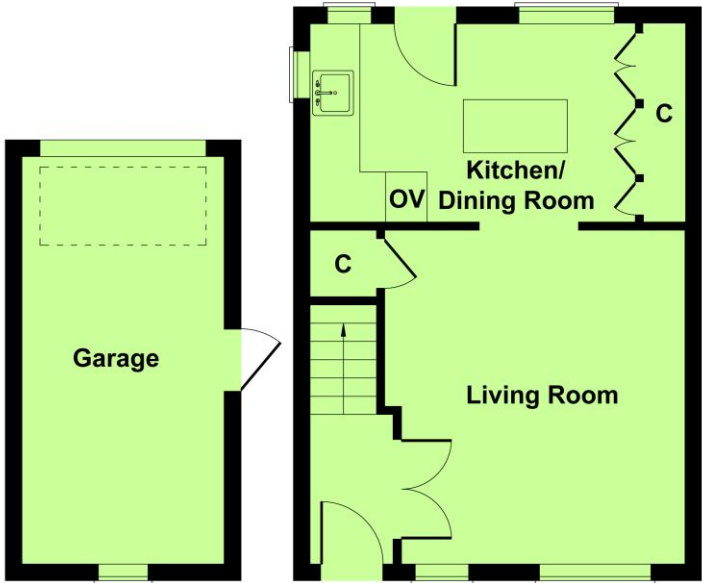
Price **£365,000** Freehold



A SUPERBLY PRESENTED AND RECENTLY UPDATED
THREE BEDROOM SEMI DETACHED FAMILY HOME
SITUATED IN A QUIET AND POPULAR RESIDENTIAL
LOCATION, BENEFITTING FROM PRIVATE REAR GARDEN
AND SINGLE GARAGE.



FIRST FLOOR



GARAGE

GROUND FLOOR

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



- * ENTRANCE HALLWAY 6'5" X 3'5" (1.98m x 1.06m)**
- * SITTING ROOM 13'2" X 11'9" (4.02m x 3.62m)**
- * KITCHEN/BREAKFAST ROOM 14'3" X 10'8" (4.35m x 3.29m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 13'6" TO WARDROBE FRONT X 8'8" (4.14m x 2.68m)**
- * BEDROOM TWO 9'4" X 9'1" (2.86m x 2.77m)**
- * BEDROOM THREE 9'8" X 6'4" (2.98m x 1.95m)**
- * FAMILY BATHROOM 6'2" X 6'1" (1.88m x 1.85m)**
- * DRIVEWAY PARKING**
- * SINGLE GARAGE**
- * PRIVATE REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has wood effect flooring, telephone point and stairs rising to the first floor. The spacious sitting room has two windows to front, TV point and understairs storage cupboard. The impressive kitchen/breakfast room has two windows and door to rear, further window to side, wood effect flooring, range of wall and floor mounted cupboards, worksurfaces over, single sink with drainer and mixer tap, breakfast bar/island, space for washing machine, tumble dryer and American style fridge/freezer and integrated appliances to include dishwasher, double oven, four ring ceramic hob and extractor fan over.

The first floor landing has window to side and loft access via a hatch. Bedroom one has window to front and benefits from a fitted wardrobe with sliding mirrored doors. Bedroom two has window to rear with pleasant views over the garden and a storage cupboard with slatted shelving. Bedroom three has window to front and storage cupboard over the stairs. The modern fitted family bathroom has frosted window to rear, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a large area laid to shingle providing off road parking for a number of vehicles with mature shrub borders. The secluded rear garden has a patio running adjacent to the property leading to the remainder which is laid to artificial lawn; further patio area to the rear providing additional seating, all of which are bound by timber fence borders. A timber gate gives access to the garage which has up and over door and personal door into the 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. Then take the fifth turning left into Merley Lane which then proceeds into Sopwith Crescent.

COUNCIL TAX: Band C BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band C

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: R2109