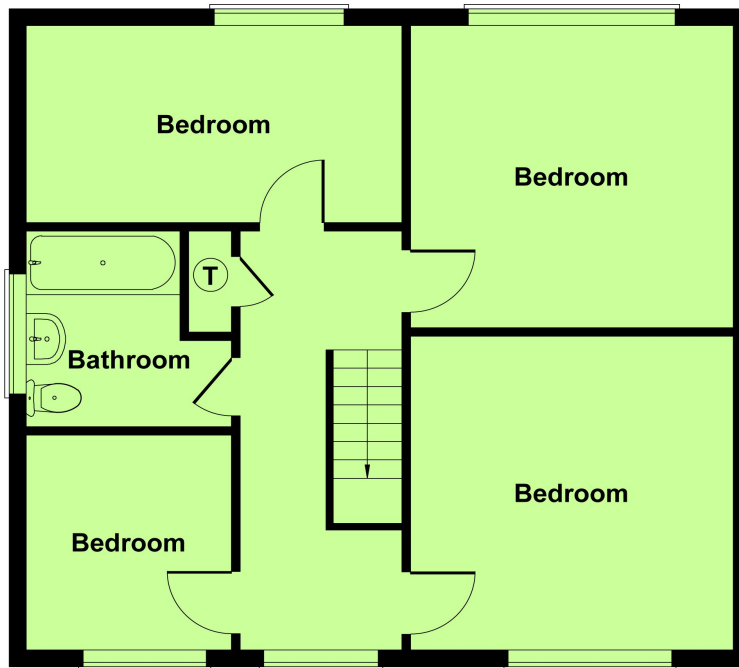


163 Sopwith Crescent  
Merley  
Wimborne BH21 1SR

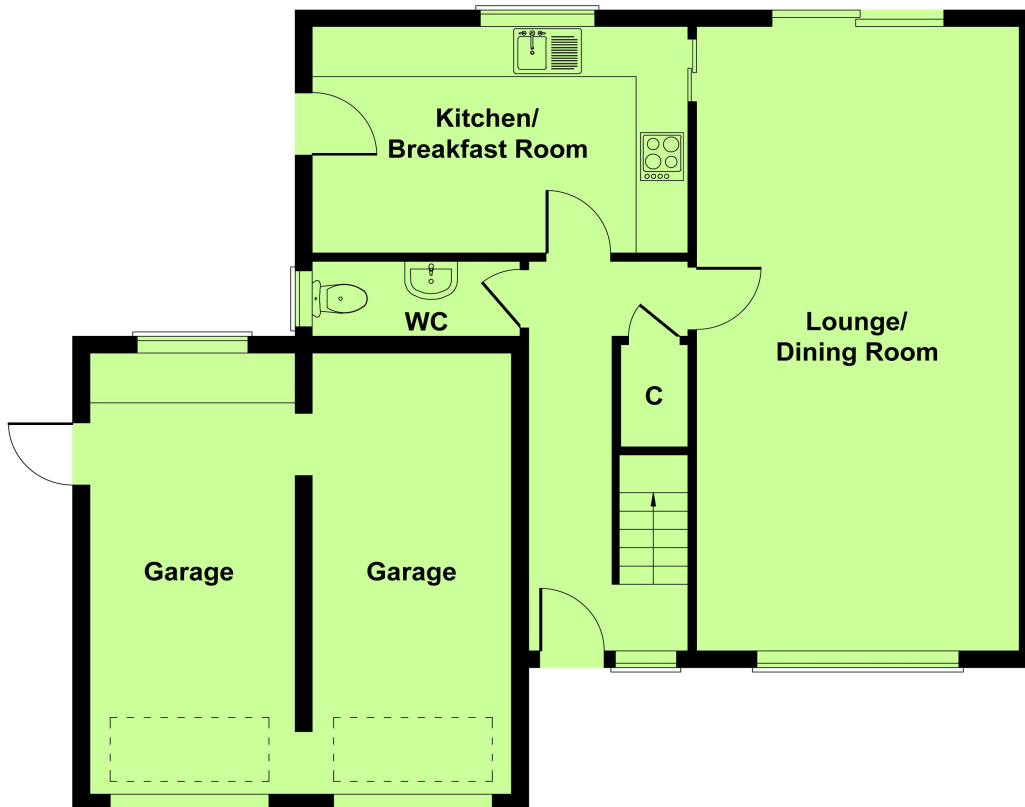
Price **£540,000** Freehold



A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN SOUGHT AFTER SCHOOL CATCHMENTS. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



FIRST FLOOR



GROUND FLOOR

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



- \* **ENTRANCE HALLWAY 15'7" x 6'2" (4.78m x 1.88m)**
  - \* **CLOAKROOM 7'8" x 3'1" (2.37m x 0.94m)**
- \* **LOUNGE/DINING ROOM 24'6" x 12'3" (7.49m x 3.74m)**
- \* **KITCHEN/BREAKFAST ROOM 14'2" x 9'2" (4.32m x 2.79m)**
- \* **STAIRS RISING TO FIRST FLOOR LANDING 15'5" x 6' (4.72m x 1.82m)**
  - \* **BEDROOM ONE 12'6" x 12'4" (3.84m x 3.77m)**
  - \* **BEDROOM TWO 12'6" x 11'9" (3.84m x 3.62m)**
  - \* **BEDROOM THREE 14'2" x 8'8" (4.32m x 2.68m)**
  - \* **BEDROOM FOUR 8'4" x 7'8" (2.56m x 2.37m)**
  - \* **FAMILY BATHROOM 8' x 6'7" (2.43m x 2.04m)**
  - \* **DOUBLE GARAGE 17'4" x 16'4" (5.3m x 4.99m)**
    - \* **DRIVEWAY PARKING**
    - \* **FRONT & REAR GARDENS**
    - \* **UPVC DOUBLE GLAZED**
    - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via an open storm porch, a double glazed frosted door with matching side screen gives access into the entrance hallway which has stairs rising to first floor, understairs storage cupboard and access into the cloakroom which has wash hand basin with hot and cold taps, low level flush WC, frosted window to side and part tiled walls. The light and airy lounge/dining room has window to front, TV point, telephone point, central fireplace, serving hatch through to kitchen and sliding patio doors leading to the rear garden. The kitchen/breakfast room has window to rear, frosted door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for washing machine, dishwasher and fridge and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

The first floor landing has window to front, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect and benefits from a range of furniture to include drawers, wardrobes and cupboards. Bedrooms two and three both have windows to rear with pleasant views over the garden. Bedroom four has window to front and telephone point. The family bathroom has frosted window to side, wood effect flooring, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the double garage which has two single up and over doors, light, power, window to rear and personal door to side.

The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed. Tap. Access along the side of the property via a timber gate leads to the front.





**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 continues into Sopwith Crescent.

**COUNCIL TAX:** Band E BCP Council (Poole)

**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: R2119**