



Wimborne
Dorset, BH21 1QW

Wimborne, Dorset, BH21 1QW

FREEHOLD PRICE: £525,000

An immaculately presented and spacious detached bungalow offering three good size bedrooms, a spacious 'L' shaped sitting/dining room and stunning kitchen and bathroom. The property has ample off road parking leading to garage and is situated in a desirable location close to riverside walks and the town centre.

- Large entrance porch with glazed door, tiled flooring and space for coats and shoes
- Entrance hallway with meter cupboard
- Spacious 'L' shaped sitting/dining room with fitted coal effect gas fire, bay window enjoying a front aspect and stable door from dining area into kitchen
- Stunning kitchen with range of base and eye level units with stone worktops, inset Neff gas hob with extractor fan over, matching oven and microwave oven above, integrated fridge freezer, washing machine and dishwasher, rear aspect window and door to conservatory
- Sun conservatory with UPVC windows and door to patio and garden
- Three good size bedrooms, the main bedroom and bedroom two with fitted wardrobes, bedroom three also ideal for use as a study
- Superb bathroom with corner bath, separate shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Separate additional WC with wash hand basin and storage cupboard, WC, fully tiled walls and flooring
- Double glazing and gas heating
- Outside: Front lawn area bound by low level walling, tarmac driveway giving off road parking for a number of cars leading to garage which is extended with workshop behind. The rear garden has a paved patio area ideal for al fresco dining leading to lawn area with flower/shrub borders

Merley Ways is part of a hilltop development of homes within a mile of Wimborne town centre with countryside walks from the doorstep and play park 100 metres away.

COUNCIL TAX BAND: D EPC RATING: D

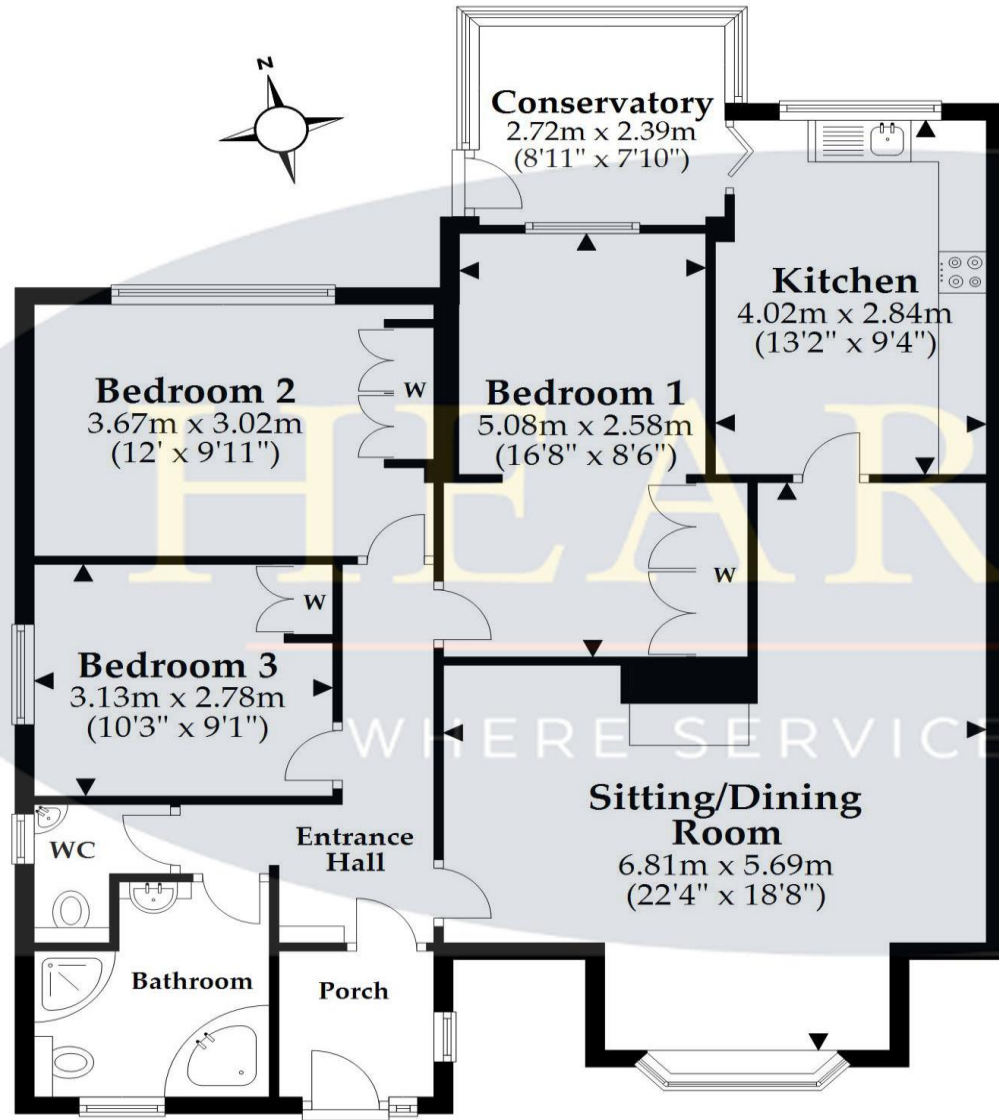
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





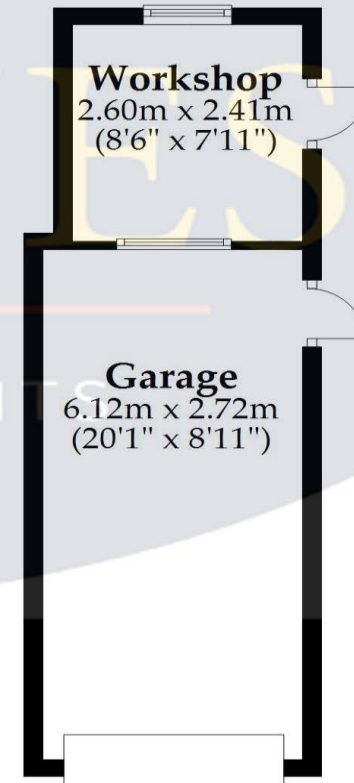
Ground Floor

Approx. 102.0 sq. metres (1098.0 sq. feet)



Outbuilding

Approx. 23.2 sq. metres (249.2 sq. feet)



Total area: approx. 125.2 sq. metres (1347.3 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD