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Merley
Wimborne, Dorset, BH21 1RT

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FREEHOLD PRICE: £600,000

An attractive and deceptively spacious detached bungalow with versatile accommodation throughout, offering three bedrooms and three bathrooms as well as a kitchen/breakfast room and utility area. The property is situated on a good size plot backing onto the Castleman Trailway with ample off road parking and car port.

- Entrance porch leads to entrance hallway with wood flooring continuing into sitting room
- Good size sitting room with bay window and fitted shutters
- Main bedroom with fitted furniture and front aspect window with fitted shutters
- Bedroom two with built in wardrobes with dual aspect and fitted shutters, en suite shower room with double shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail, fully tiled walls and flooring
- Superb kitchen/breakfast room with range of base and eye level units with pan drawers and complementary stone worktops, inset electric hob with extractor fan over and adjoining oven and grill, integrated dishwasher and fridge freezer, matching island unit with further storage and breakfast bar, tiled flooring and French doors to garden
- Utility area with fitted cupboards and space and plumbing for washing machine and tumble dryer, large cloaks/boot cupboard and boiler cupboard housing combi boiler, matching tiled flooring and door to front of the property
- Door off kitchen leads to dining room
- Dining room with tiled flooring and patio door to garden and door off to bedroom three with wood effect flooring and dual aspect, door to garden. En suite wet room with shower, floating vanity unit with wash hand basin, WC, fully tiled walls and flooring
- Hallway off kitchen with storage cupboard leading to family bathroom
- Large family bathroom with corner bath, separate double shower cubicle, vanity unit with twin sinks, WC, ladder style heated towel rail, fully tiled walls and flooring
- Loft room with paddle staircase from kitchen/breakfast room and built in cupboards
- Double glazing and gas heating with under floor heating to family bathroom and shower room with further electric under floor heating to kitchen/breakfast room, sitting room and bedroom three en suite
- Solar panels, privately owned
- Outside: Brick paviour driveway giving off road parking for a number of cars leading to car port. Small front garden with mature plants and flowers enclosed by mature hedging with a storage shed. The rear garden has a good size lawn with an abundance of mature flower/shrub/tree borders and having to one side a superb summerhouse and adjoining good size outbuilding/shed and to the rear a terrace patio area. The garden is enclosed by panel fencing and backs onto the Castleman Trailway

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within three miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: C

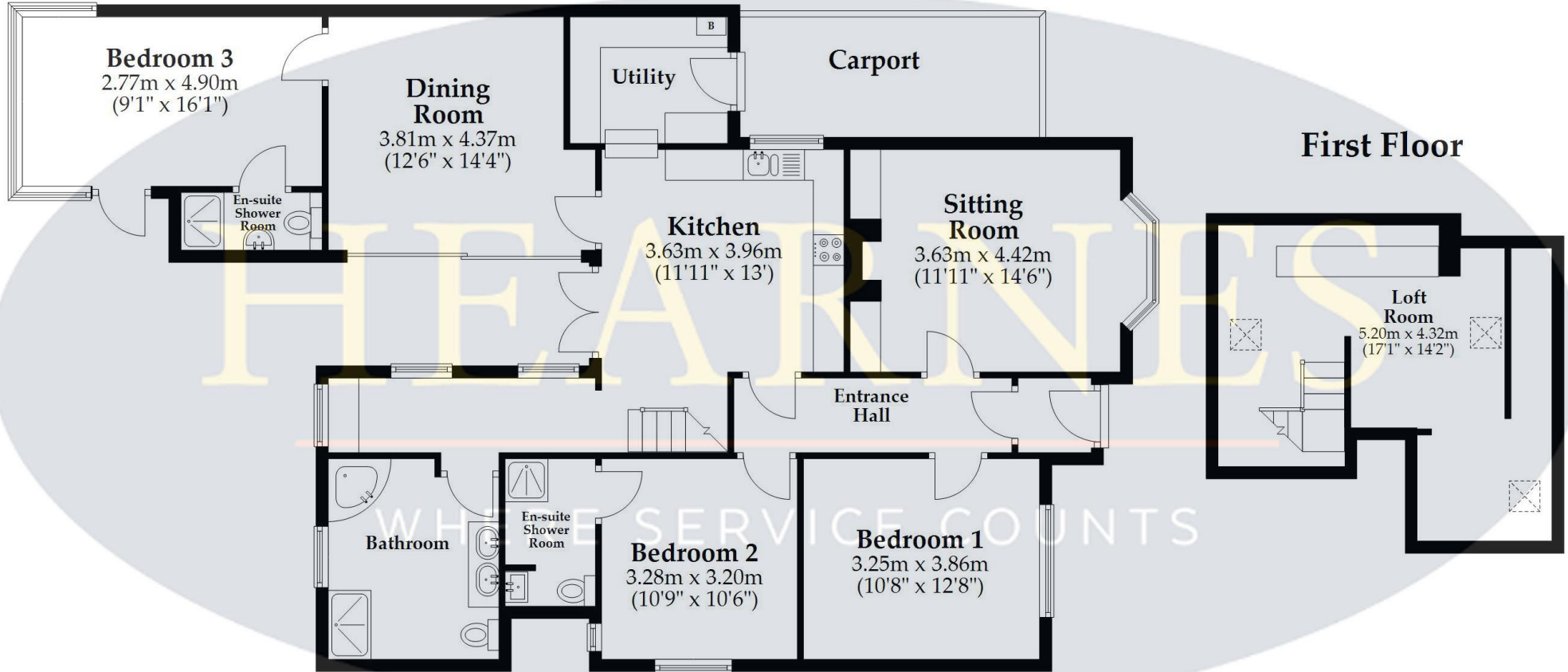
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



Total area: approx. 155.8 sq. metres (1677.0 sq. feet)

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







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