



**HEARNES**  
WHERE SERVICE COUNTS

**Merley**  
**Wimborne, Dorset, BH21 1XW**

# Merley, Wimborne, Dorset, BH21 1XW

## FREEHOLD PRICE: £550,000

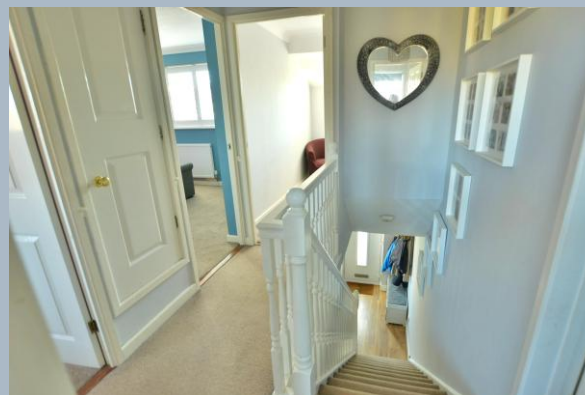
A superbly spacious four bedroom, two bathroom family home set on a generous corner plot with an open plan kitchen/diner/living room, a private garden, garage and off road parking. VENDOR SUITED.

- Entrance hall with under stairs storage
- Spacious open plan kitchen/diner/living room with two sets of sliding patio doors opening onto the garden
- Kitchen finished in a range of high gloss white units including a range cooker, integrated dishwasher and space for wine cooler
- Cloakroom with wash hand basin set into a vanity unit and WC
- Rear entrance area with space for American fridge freezer, access to cloakroom and garage
- Four bedrooms: three double bedrooms and good size single three with built-in wardrobes
- Main bedroom with en suite shower room with double shower, wash hand basin set in a vanity unit, WC and heated towel rail
- Family bathroom with double ended bath and shower over, pedestal wash hand basin and WC
- Two off road parking spaces and integral garage
- Generous size rear garden mainly laid to lawn with fence surround offering a good degree of privacy

This property is situated in a popular location, conveniently located close to local amenities, parks and well sought after schools. Wimborne town centre is approximately two miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

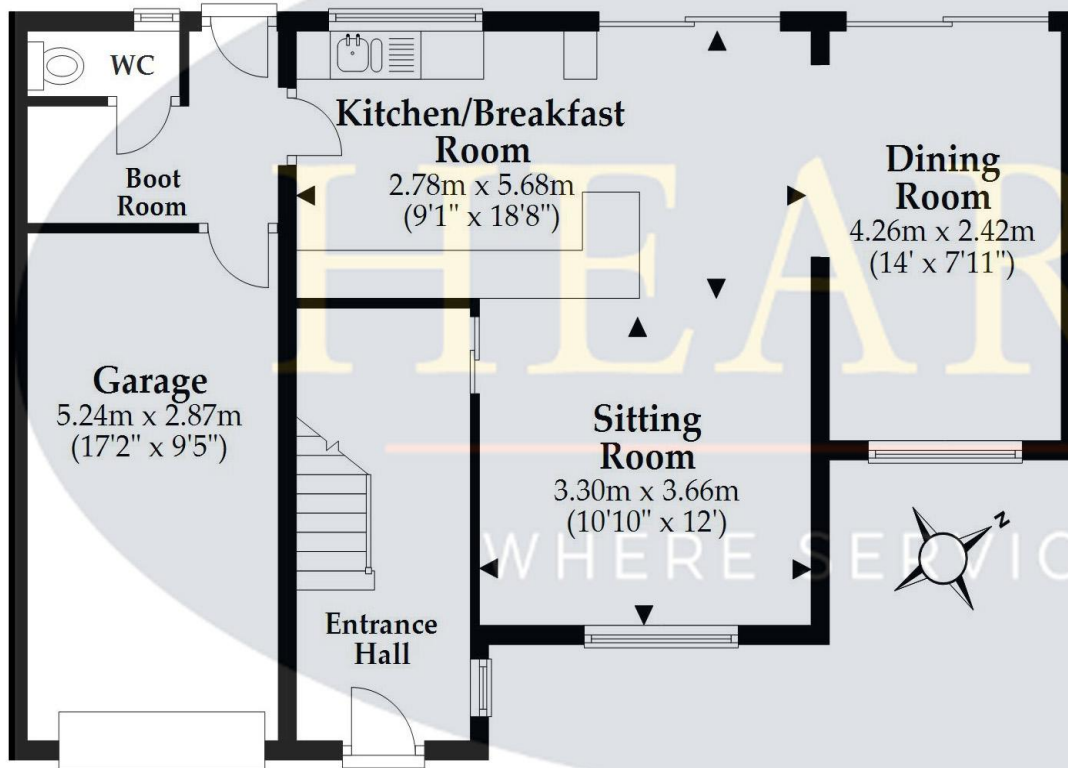
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





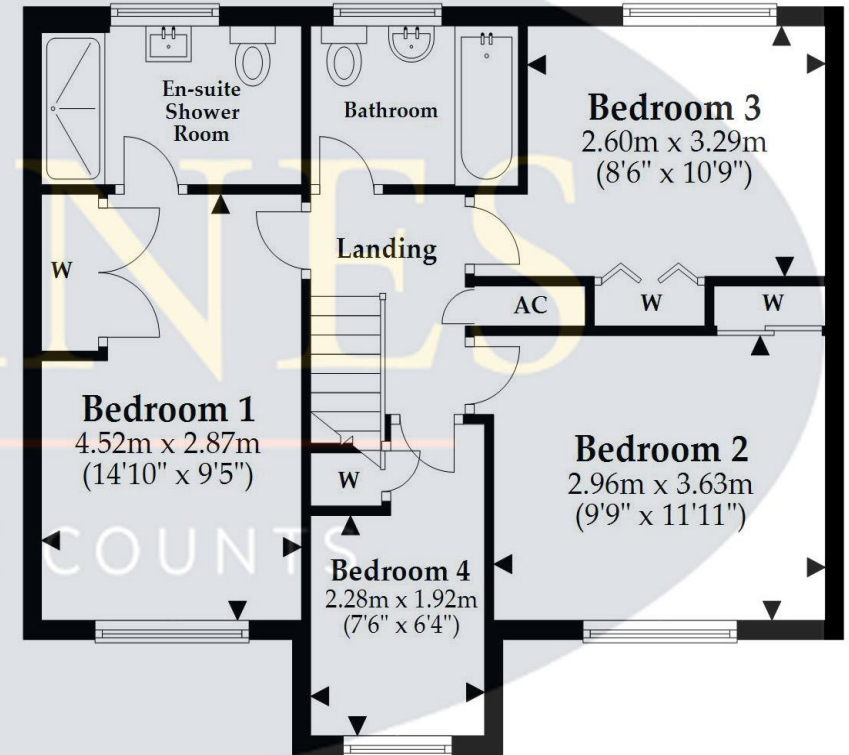
## Ground Floor

Approx. 70.8 sq. metres (762.3 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 126.6 sq. metres (1362.8 sq. feet)

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







# HEARNES

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD