



HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1QW

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## FREEHOLD PRICE: £575,000

A spacious three bedroom, two reception room, two bathroom detached bungalow set on a generous plot with gated access to fields at the rear including garage and off-road parking.

- Generous entrance hall with storage cupboard and loft access
- Sitting room with feature fireplace and sliding patio doors opening into the sunroom
- The kitchen is finished in a range of light blue units and a complimentary granite worktop with breakfast bar, and includes a double oven, 4 ring gas hob, integrated dishwasher, fridge and freezer and washing machine and tumble dryer
- Three bedrooms, two with fitted wardrobes and one with ensuite shower room
- Family bathroom including wash hand basin and WC set into built-in furniture, bath with shower over, heated towel rail and tiled floor
- Vaulted ceiling sunroom with bi-folding doors opening onto the garden and Velux roof windows
- The generous garden, has a summer house with power and light, a large range of mature shrubs and trees backing on to fields with gated access ideal for walking the dog
- The property is set back from the road with a generous drive including a car port and garage

Merley Ways is a popular and quiet residential road approximately ¾ of a mile from Wimborne town centre where coffee shops, shops, restaurants and the Tivoli theatre can be found. There are delightful walks along the River Stour and good local shopping facilities and doctors' surgery in nearby Oakley.

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.



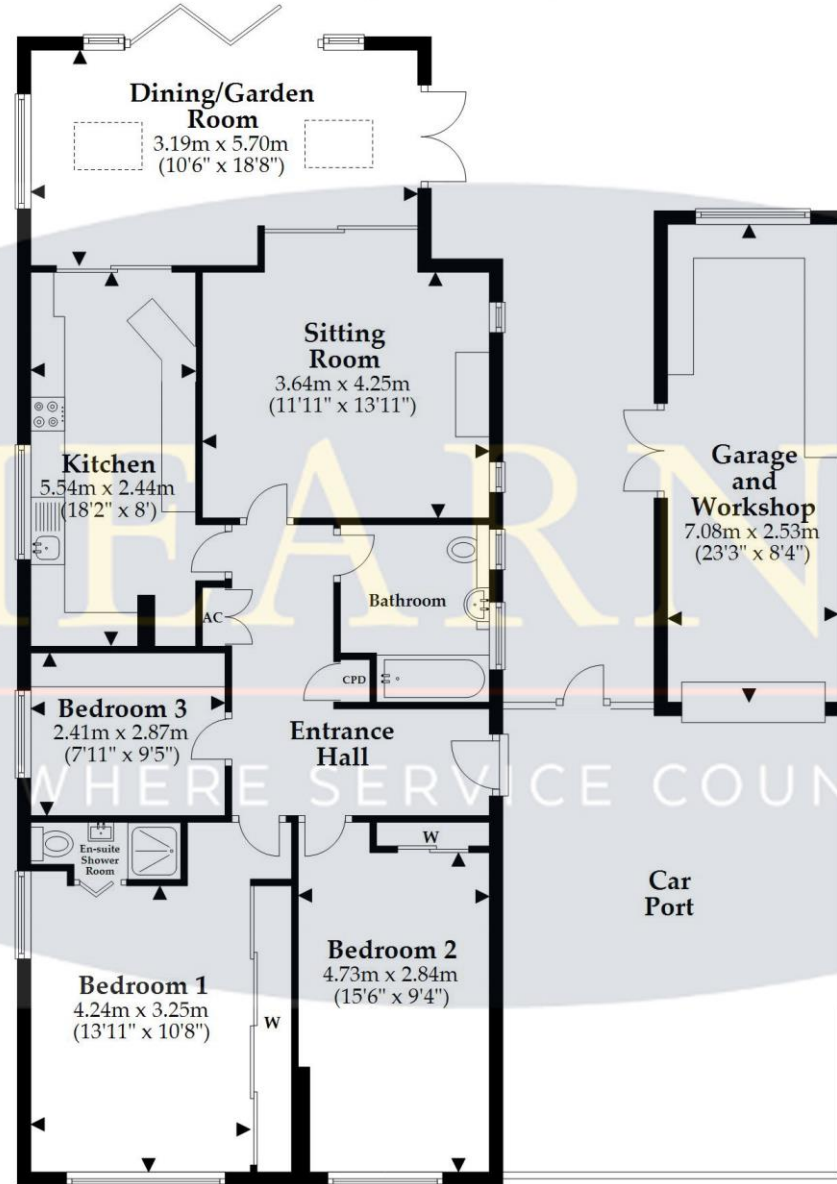
Gated access at the rear  
ideal for dog walks





## Ground Floor

Main area: approx. 109.4 sq. metres (1177.7 sq. feet)  
Plus garages, approx. 17.9 sq. metres (192.8 sq. feet)



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







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

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