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**Merley**  
**Dorset, BH21 1UJ**

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## FREEHOLD PRICE £650,000

An immaculately presented and spacious detached family home offering four bedrooms, three reception rooms and two bathrooms as well as a large kitchen/breakfast room and utility area situated in a sought-after cul-de-sac location.

- Spacious entrance hallway with cloakroom
- Spacious sitting room with feature fireplace and inset electric fire, front aspect window and double door into dining room
- Good size dining room with doors leading to patio and garden
- Former double garage converted into a large lifestyle room enjoying a dual aspect with patio doors into garden
- Large kitchen/breakfast room with range of base and eye level units and pan drawers with complementary worktops, integrated dishwasher, inset hob and electric oven and grill, space for table and chairs and adjacent utility room with space for fridge freezer and washing machine, cupboard housing boiler and side door to garden
- Four generous size bedrooms
- Main bedroom with built in wardrobes and fully tiled en suite shower room
- Modern bathroom with three-piece suite
- Double glazing and gas heating
- Outside: a large paved driveway gives off-road parking leading to a beautiful, landscaped front garden. A good size rear garden with lawn area and an abundance of various plants, flower and tree borders and a bonded patio area ideal for al fresco dining

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 3 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

EPC RATING: C

COUNCIL TAX BAND: F

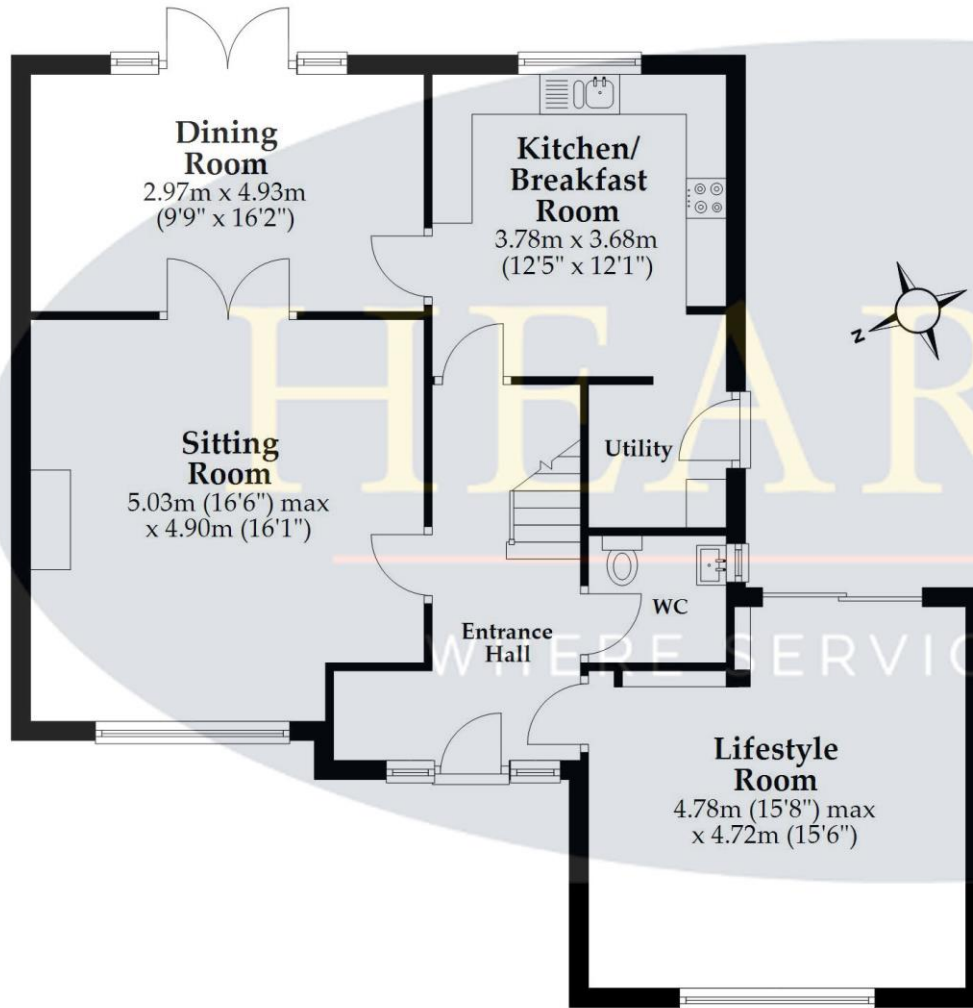
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



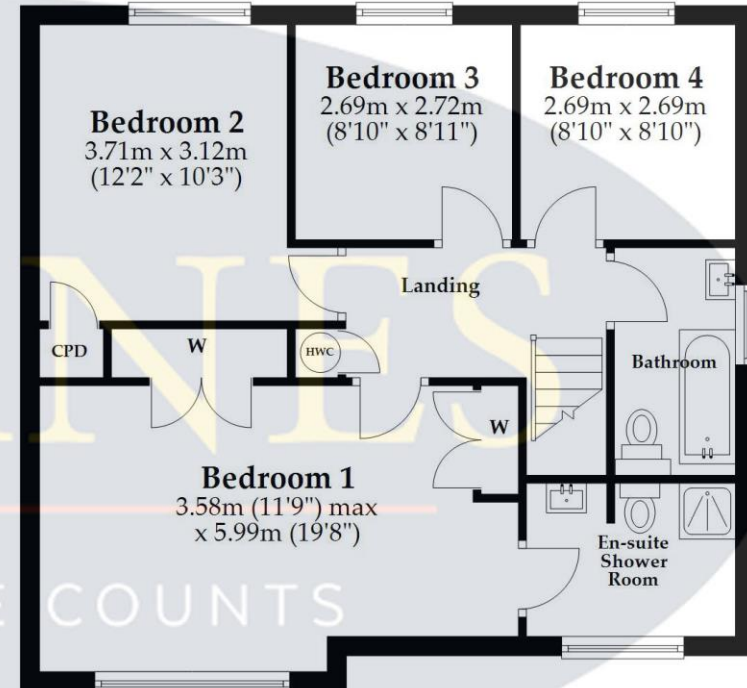


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



## First Floor



Total area: approx. 159.9 sq. metres (1720.7 sq. feet)

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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