



WAITROSE

Wimborne
Dorset, BH21 1QR

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1QR

FREEHOLD PRICE £595,000

A deceptively spacious detached family home offering four good size bedrooms, three reception rooms, large conservatory, tandem length garage and ample off road parking situated in a quiet residential location.

- Entrance storm porch leads to entrance hallway with under stairs storage cupboard
- Modern cloakroom with WC, vanity unit with wash hand basin, heated ladder style towel rail and fully tiled walls
- Spacious 'L' shaped sitting room with gas coal effect fire, two sets of patio doors, one to the sun conservatory and the other to patio and garden
- Large sun conservatory with UPVC windows and French doors to garden
- Separate study enjoying a front aspect
- Good size kitchen with range of base and eye level units with complementary worktops, inset hob and extractor fan over with adjacent oven and grill, integrated fridge and dishwasher, space for washing machine, breakfast bar, side aspect window and door
- Dining room with open fireplace
- Four generous size bedrooms, all with built in wardrobes
- Modern bathroom with white suite – bath, separate shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls
- Double glazing and gas heating
- Outside: The front garden is laid to lawn with tarmac driveway giving off road parking for a number of cars leading to tandem length garage with electric door. The rear garden has various patio areas with ornamental fishpond and good size lawn area, garden shed and greenhouse. The garden is enclosed by mature hedging and panel fencing

Merley Ways is a popular and quiet residential location approximately one mile from the 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: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

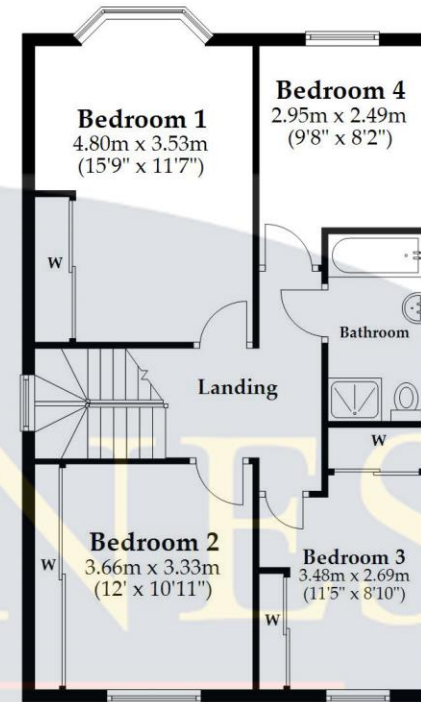
Ground Floor

Approx. 118.2 sq. metres (1272.4 sq. feet)



First Floor

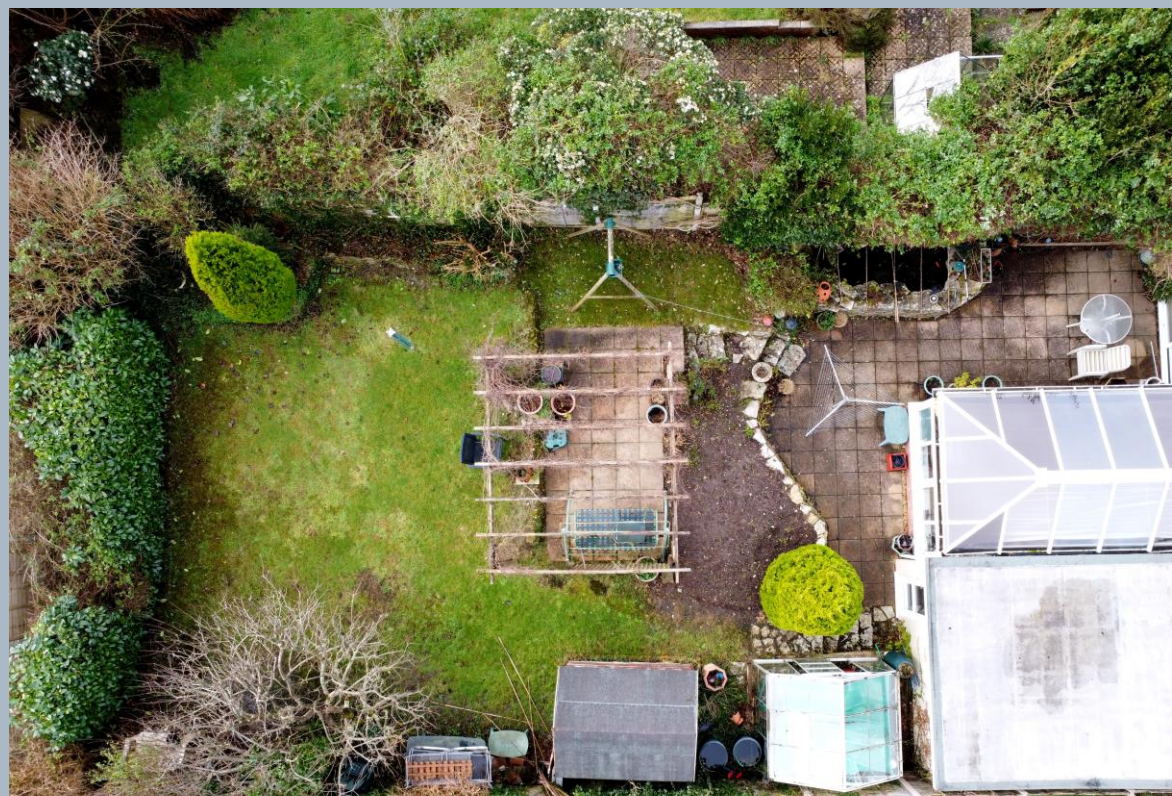
Approx. 65.2 sq. metres (702.1 sq. feet)



Total area: approx. 183.4 sq. metres (1974.5 sq. feet)

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







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