



HEARNES

WHERE SERVICE COUNTS

Merley
Dorset, BH21 1UJ

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FREEHOLD PRICE: £499,000

A well-presented detached family home offering four bedrooms, two reception rooms as well as kitchen/breakfast room, separate utility room and garage. NO FORWARD CHAIN.

- Spacious entrance hallway with downstairs shower room with shower cubicle, wash hand basin with cupboard below, WC and tiled flooring
- Good size sitting room with stone fireplace with inset electric fire and front aspect window
- Separate dining room with door into sitting room and French doors to patio and garden
- Modern kitchen/breakfast room with range of base and eye level units with complementary worktops, inset hob with extractor fan over and adjoining electric oven and microwave oven above, built in fridge freezer and integrated dishwasher, matching corner cabinets, space for table and chairs, door to utility room and rear aspect window
- Large utility room with sink worktop and base units with further storage cupboards with door to garage and door to garden
- Four generous bedrooms: main bedroom with freestanding wardrobe and bed side cabinets, second bedroom with built in wardrobes and the fourth bedroom currently being used as a study
- Family bathroom with shaped enclosed bath with shower over, floating wash hand basin and medicine cabinet, WC, fully tiled walls and ladder style heated towel rail
- Double glazing and gas heating
- Outside: off-road parking leading to garage. The front garden is laid to lawn. The rear garden has a paved patio leading to lawn area and further patio with shrub and flower borders with a summer house with the garden being enclosed by panel fencing

This property is situated in a cul-de-sac 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.

COUNCIL TAX BAND: E 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.

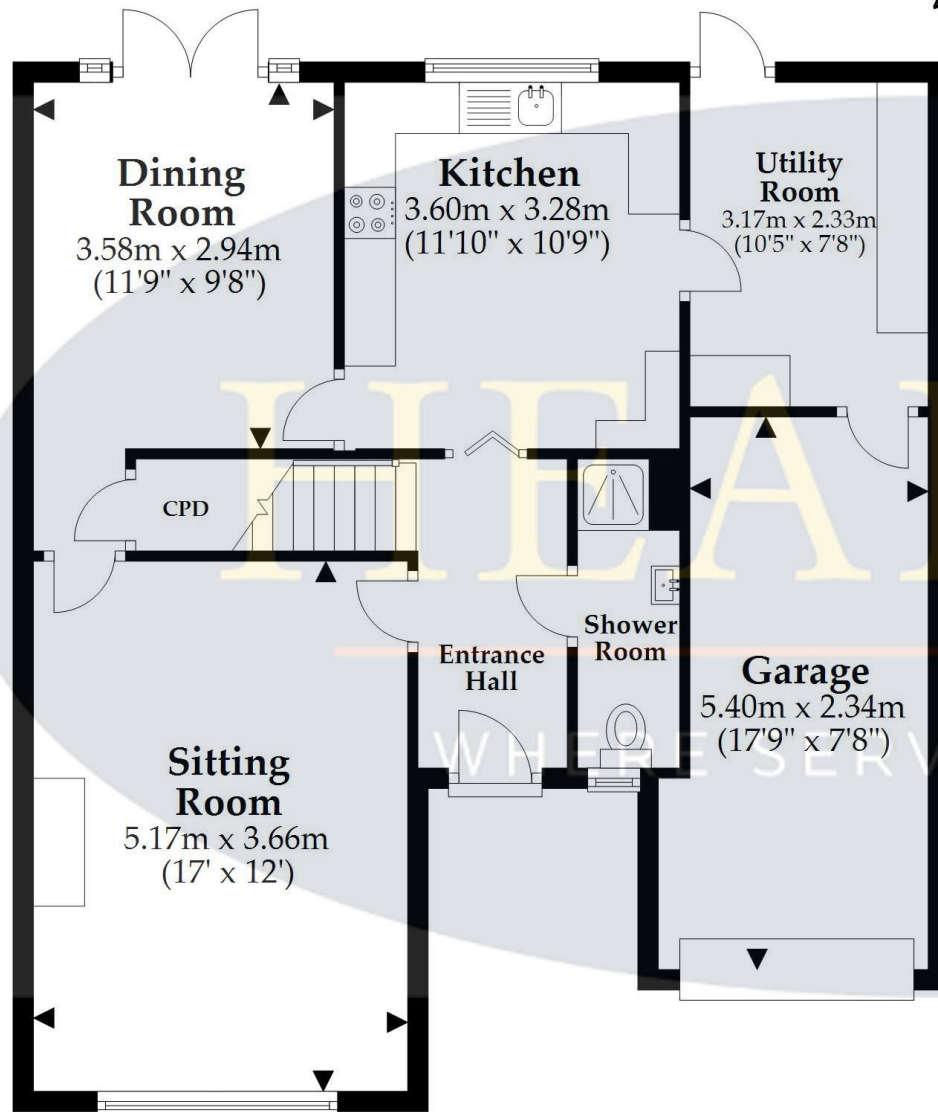


Ground floor shower room



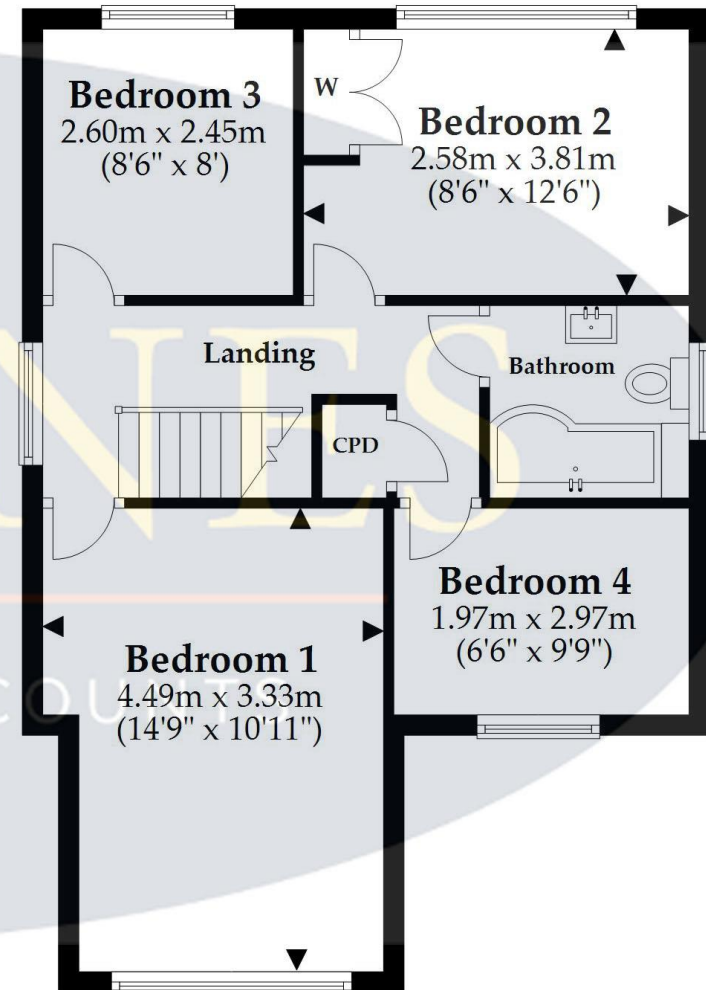
Ground Floor

Approx. 75.5 sq. metres (812.6 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.6 sq. feet)



Total area: approx. 125.2 sq. metres (1348.2 sq. feet)

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



LJT SURVEYING



FOR SALE

Cul de sac location



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