



# HEARNES

WHERE SERVICE COUNTS



Merley  
Wimborne, Dorset, BH21 1UQ



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## FREEHOLD PRICE: £435,000

A deceptively spacious detached family home offering three bedrooms as well as a good size sitting/dining room and kitchen/breakfast room situated in a cul de sac location with off road parking and garage.

- Tiled entrance porch with space for cloaks and shoes
- Entrance hallway with cloakroom with wash hand basin, WC and storage cupboard
- Spacious kitchen/breakfast room with range of base, eye level and pan drawers with complementary worktops, inset gas hob with adjacent oven and grill, space for dishwasher, fridge freezer, space for table and chairs, front aspect window and side door to garden
- Large sitting room with arch to dining room with fireplace and inset gas fire, rear aspect window and side door to garden
- Three good size bedrooms
- Generous size shower room with double shower cubicle, wash hand basin, WC, airing cupboard, feature tiling and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Brick paviour driveway leading to garage with roller electric door with space for washing machine, small front lawn with flower borders, rear garden with patio area leading onto lawn with an abundance of flowers/shrubs etc to one side and a fruit tree enclosed by panel fencing

Lynwood Drive is a popular location approximately 2 1/2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: D EPC RATING: D

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.





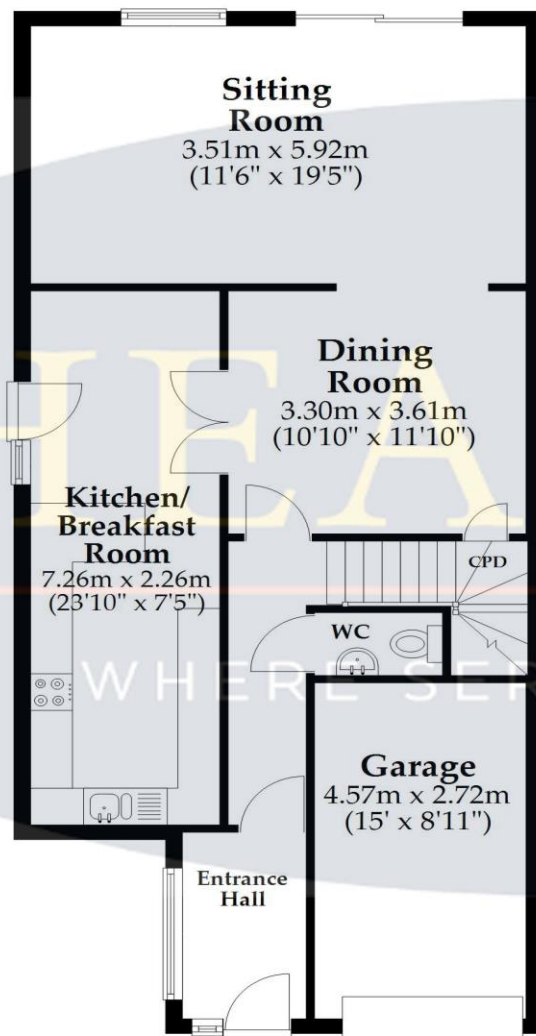




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

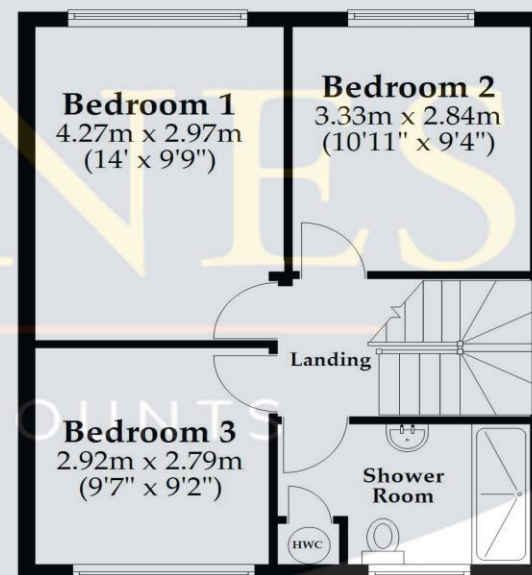
## Ground Floor

Approx. 76.2 sq. metres (820.0 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.9 sq. feet)



Total area: approx. 119.4 sq. metres (1285.0 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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