

# HEARNES

WHERE SERVICE COUNTS



Merley  
Wimborne, Dorset, BH21 1XF

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## FREEHOLD PRICE: £475,000

A spacious detached family home offering four generously sized bedrooms, two versatile reception rooms and a large conservatory. The property benefits from off road parking and useful storage garage which was originally the main garage and could be easily converted into a home office/games room. It is situated in a sought after location and is an ideal setting for families combining comfort and convenience.

- Tiled entrance porch leading to entrance hallway with storage cupboards and display shelving
- Modern cloakroom with wash hand basin and WC
- Large sitting room (gas fire not in use) with front aspect window and double door to dining room
- Separate dining room with patio door to sun conservatory
- Sun conservatory/utility room with door to garden and lean to/car port
- Good size kitchen with range of base and eye level units and complementary worktops, inset hob and adjacent oven and grill, integrated dishwasher and space for fridge freezer and washing machine, dual aspect and door to sun conservatory/utility room
- Sun conservatory with partition wall and door to garden
- Four generous size bedrooms, two with built in wardrobes
- Shower room with corner shower cubicle, vanity unit with wash hand basin, WC and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Off road parking with double gates leading to carport lean to and storage garage. Front garden with artificial lawn area and flower, tree and shrub borders. The rear garden has a [patio area leading to further artificial lawn area with an abundance of mature flower/tree/shrub borders and a garden shed

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

COUNCIL TAX BAND: E EPC RATING: C

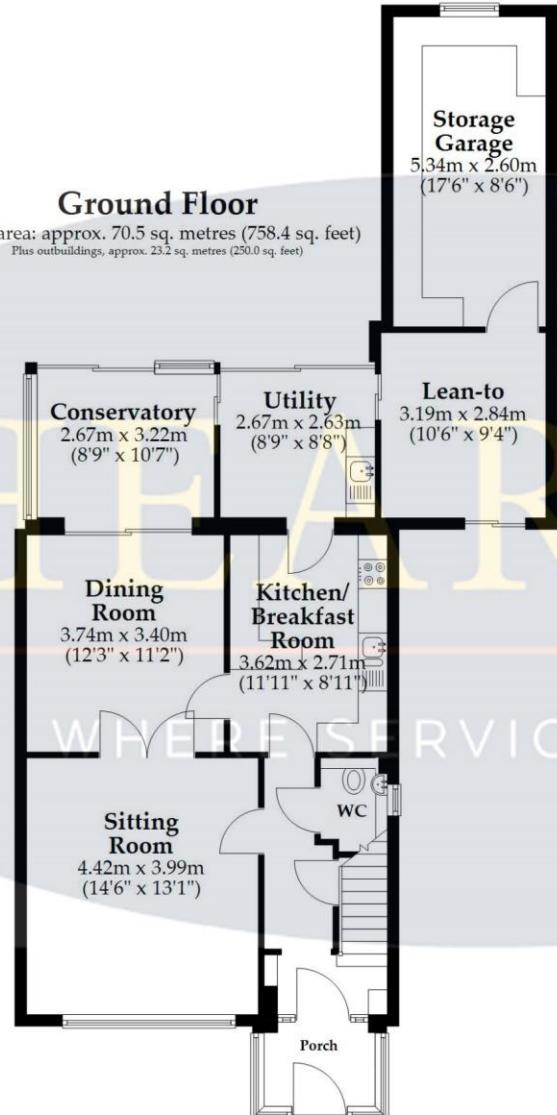
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





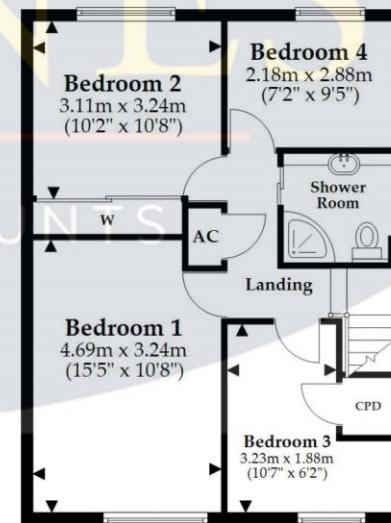
## Ground Floor

Main area: approx. 70.5 sq. metres (758.4 sq. feet)  
Plus outbuildings, approx. 23.2 sq. metres (250.0 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.9 sq. feet)



Main area: Approx. 123.0 sq. metres (1324.3 sq. feet)  
Plus outbuildings, approx. 23.2 sq. metres (250.0 sq. feet)

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





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