



**HEARNES**

WHERE SERVICE COUNTS

**Merley**  
**Dorset, BH21 1XW**

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## FREEHOLD GUIDE PRICE £400,000

A spacious four bedroom link detached family home, master bedroom with en suite, ample off road parking and garage situated in a quiet cul de sac location, including 16 leased solar panels.

- Entrance porch
- Good size sitting room
- Spacious kitchen/breakfast room with range of base and eye level units and fully tiled flooring
- Separate utility room
- Superb sun conservatory with French doors in to garden
- Four bedrooms
- Master bedroom with en suite shower room
- Family bathroom
- Double glazing and gas heating
- 16 leased solar panels – Information from vendor to follow
- Driveway giving off road parking leading to single garage
- Low maintenance front garden
- Secluded rear garden with patio area and flat lawn enclosed by panel fencing



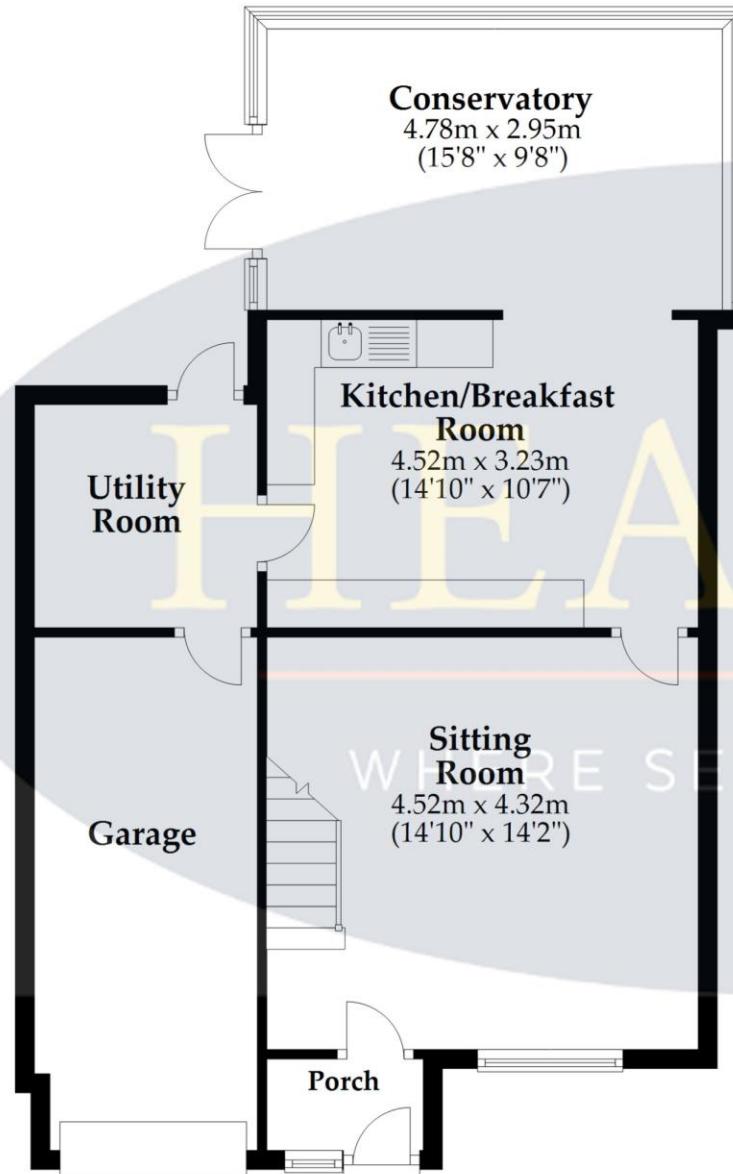
This family home is situated in a cul de sac location and is conveniently located in Merley which benefits from a number of parks, a shopping centre and well sought after local schools. Wimborne town centre is approximately 2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Tivoli theatre.

COUNCIL TAX BAND: E                    EPC RATING: D

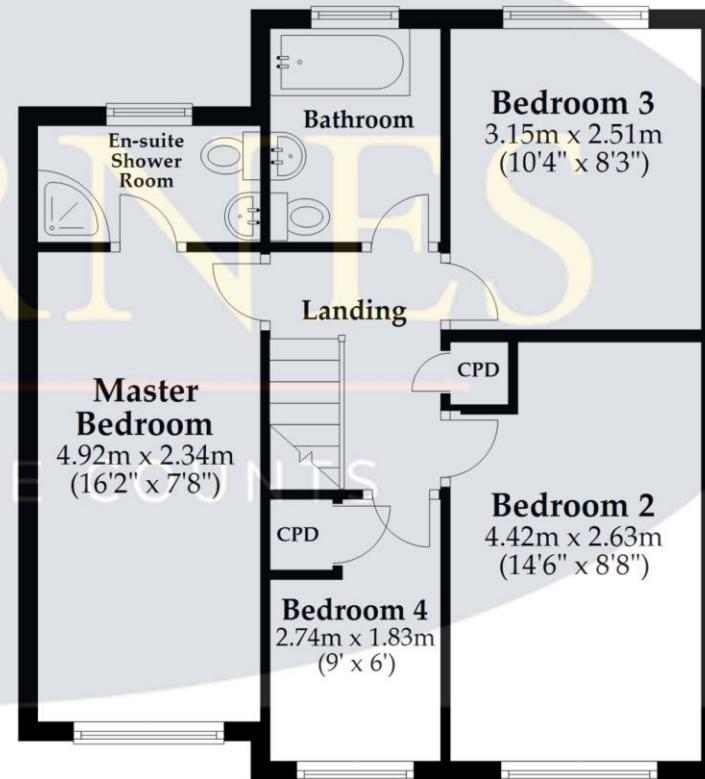
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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 130.0 sq.metres (1399.7 sq. feet)**

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



