



**HEARNES**  
WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 1QN

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## FREEHOLD PRICE £535,000

A recently refurbished and extended, immaculately presented three double bedroom, two reception room, two bathroom detached bungalow set on a generous size plot offering ample parking and private landscaped garden all within easy reach of the town centre as well as countryside walks.

- Spacious entrance hall with loft access and high quality laminate flooring
- A superb kitchen with a range of anthracite grey coloured units, complementary worktops, four ring gas hob and extractor hood, built-in Bosch oven and combination microwave, integrated fridge freezer, water softener and space for washing machine
- Open plan sitting room and orangery with high quality laminate flooring throughout, two sets of double glazed French doors opening onto the patio, the orangery includes four skylight windows
- Three double bedrooms, two with luxury fitted carpets
- Main bedroom with new en suite shower room, corner shower cubicle, wash hand basin set in a vanity unit, back lit mirror, heated towel rail and WC
- Contemporary family bathroom with 'p' shaped bath and shower over, wash hand basin set in a vanity unit, back lit mirror, wall mounted storage cupboard, heated towel rail and WC
- Landscaped walled garden offers a private tranquil space to relax and entertain
- Off road parking

Merley Ways is a popular and quiet residential road approximately ¾ of a mile from Wimborne 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: D EPC RATING: D

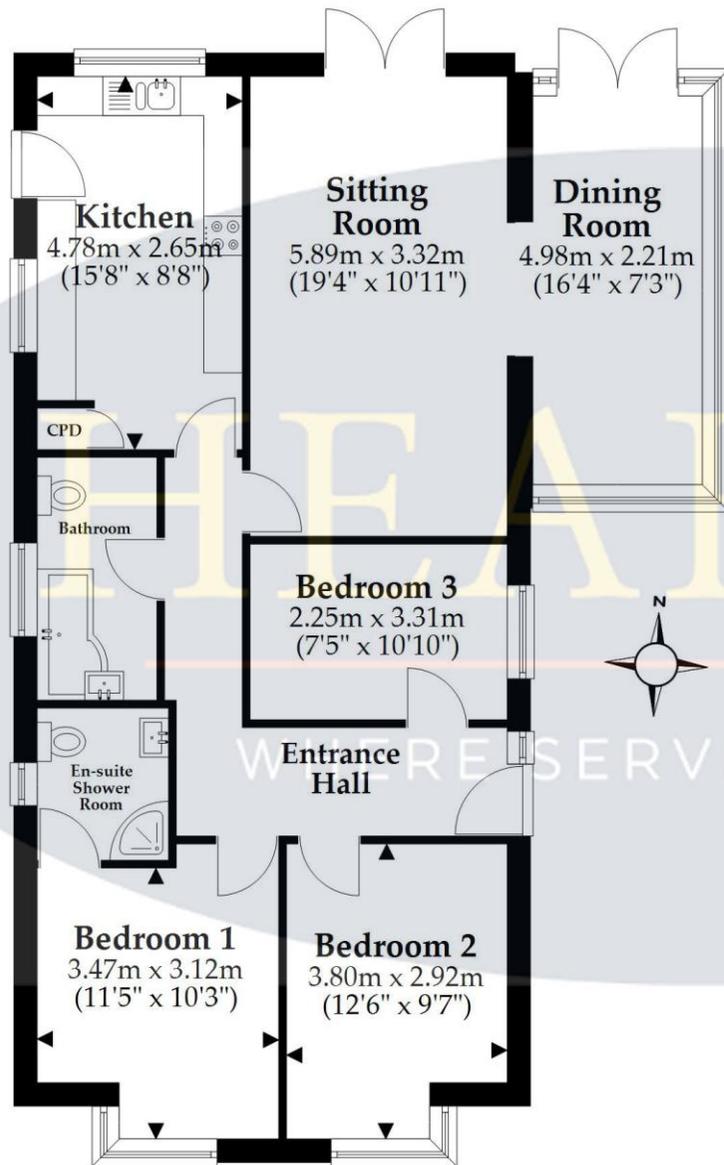
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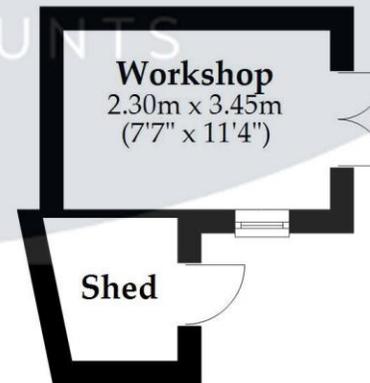
# Ground Floor

Approx. 93.9 sq. metres (1010.8 sq. feet)



# Outbuilding

Approx. 10.9 sq. metres (117.9 sq. feet)



Total area: approx. 104.9 sq. metres (1128.6 sq. feet)

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







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