



Merley  
Wimborne, Dorset, BH21 1XW

FOR SALE



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## FREEHOLD PRICE: £550,000

A deceptively spacious four double bedroom, two bathroom, three reception room detached family home set on a generous size private plot at the end of a cul-de-sac with integral garage and off road parking.

- Entrance porch with engineered oak floor which continues through the entrance hall and study, floor to ceiling window and hanging space for coats and shoes
- Entrance hall with under stairs storage
- Study with front aspect window
- Generous dual aspect sitting room with feature gas fireplace and double glazed French doors opening onto the patio
- Ground floor shower room with corner shower cubicle, wall mounted wash hand basin and WC
- Open plan kitchen/dining/living room with twin double glazed French doors opening onto two sun terraces, one for al fresco dining and one for sunbathing. The kitchen is finished in a range of matt navy units with complementary worktop, a double oven, four ring gas hob, integrated dishwasher and fridge, breakfast bar and snug with access to the garage
- Light and airy landing with loft access
- Four double bedrooms, two with fitted wardrobes. The main bedroom includes two Juliet balconies overlooking the garden
- Family bathroom with shower over the bath, wash hand basin set in a vanity unit, heated towel rail, WC and tiled floor
- Outside: The south east facing garden enjoys the sun throughout the day with and composite decking area ideal for al fresco dining with access via double glazed French doors from the kitchen. The sun terrace has access to the sitting room and kitchen. The remainder of the garden is mainly laid to lawn with a second elevated area ideal for al fresco dining into the evening
- Integral garage with power, light and electric door

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E 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.

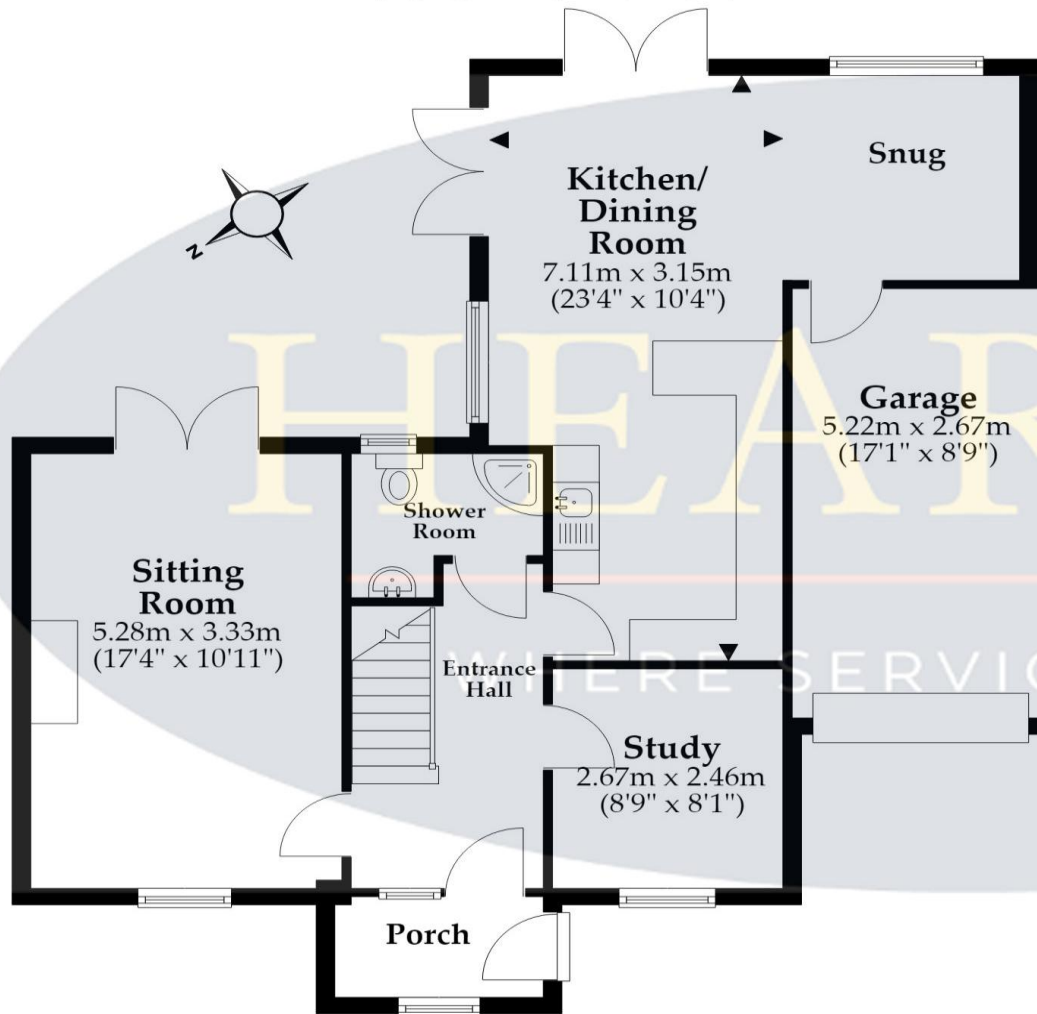




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

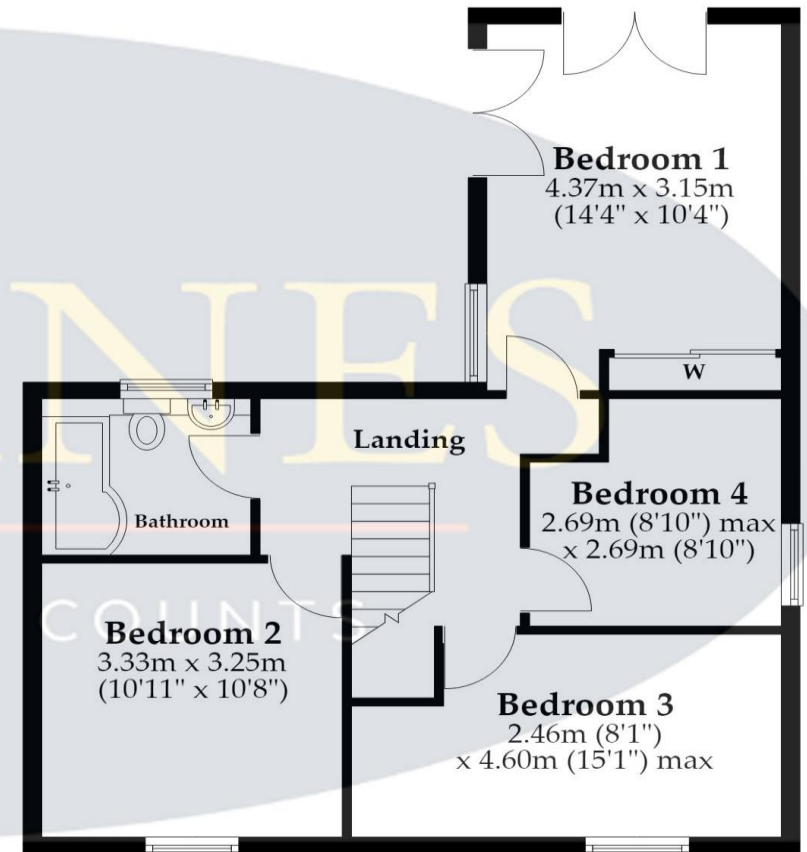
## Ground Floor

Main area: approx. 66.2 sq. metres (712.9 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)



## First Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Main area: Approx. 122.5 sq. metres (1318.2 sq. feet)  
Plus garages, approx. 13.9 sq. metres (149.8 sq. feet)

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







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