



HEARNES

WHERE SERVICE COUNTS

Merley
Dorset, BH21 1TT

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FREEHOLD PRICE £500,000

This deceptively spacious detached bungalow offers versatile accommodation, boasting three well proportioned bedrooms including two modern en-suite shower rooms with a contemporary family bathroom. The property is complemented by low maintenance gardens and extensive off-road parking, offered with NO FORWARD CHAIN.

- Large entrance porch leading to entrance hallway with two storage cupboards
- Spacious sitting room with fireplace and inset electric fire, patio door to decking and garden
- Modern kitchen/breakfast room with range of base and eye level units with complementary worktops, inset five ring gas hob with extractor fan over and adjoining electric oven and grill, integrated dishwasher, freestanding American style fridge freezer and washing machine, breakfast bar, side window and door
- Sun conservatory/dining area with French doors to garden
- Three good size bedrooms, two with modern en suite shower rooms
- Family bathroom with clawfoot bath, vanity unit with wash hand basin and WC
- Double glazing and gas heating
- Outside: extensive off-road parking provided by two brick pavia driveways with storage garage for bikes with up and over door and central area laid to artificial grass. The secluded low maintenance south-facing garden has a covered decking area, leading to artificial lawn area with timber shed enclosed by panel fencing

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

COUNCIL TAX BAND: D

EPC RATING: D

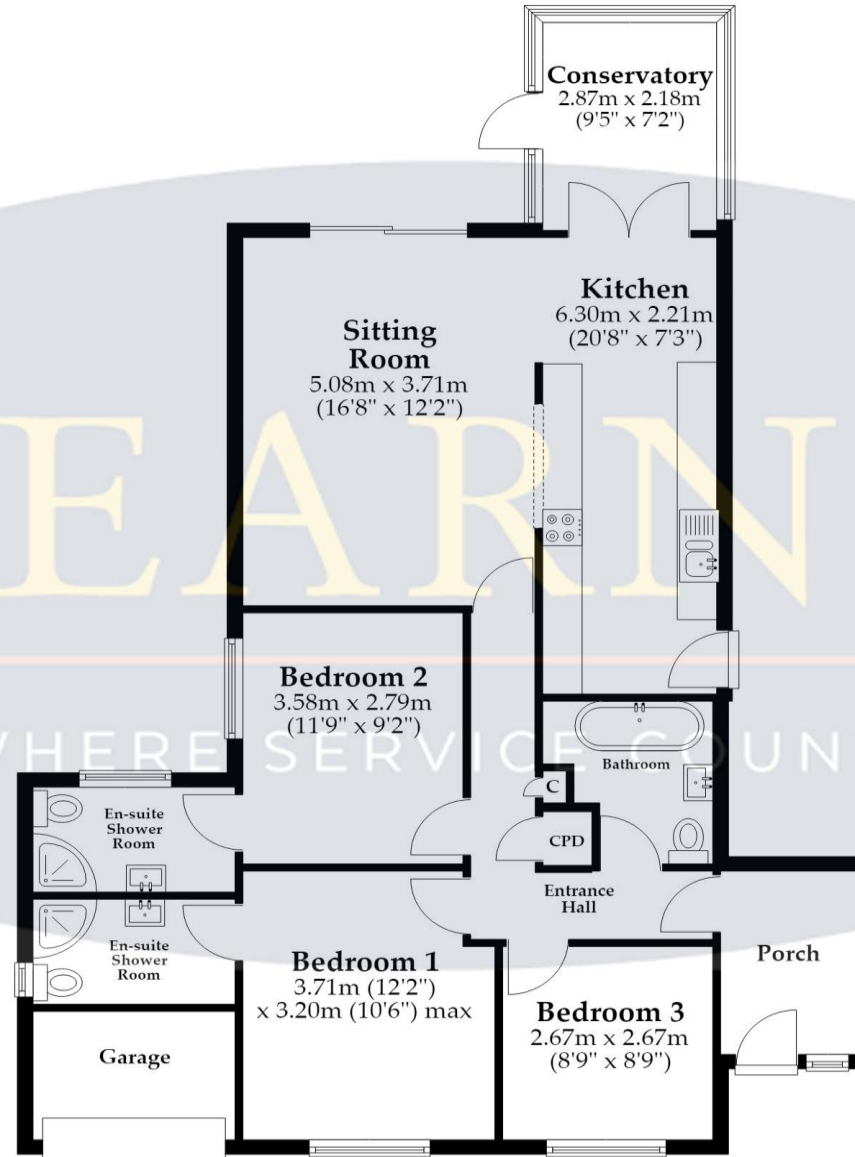
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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

Ground Floor

Approx. 98.8 sq. metres (1063.7 sq. feet)



Total area: approx. 98.8 sq. metres (1063.7 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

