

HEARNES

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**Merley
Wimborne, Dorset, BH21 1SH**

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FREEHOLD PRICE: £490,000

An immaculately presented two/three bedroom chalet style home featuring a modern kitchen and bathrooms. The property boasts a superb sitting/dining room that flows seamlessly into a bright sun conservatory creating an ideal space for both relaxing and entertaining.

Additional benefits include a separate utility room, off road parking and garage. Situated on a generous plot with beautifully landscaped garden tucked away in a quiet cul de sac location offering both privacy and convenience.

- Enclosed entrance porch leading into hallway
- Good size entrance hallway with under stairs cupboard and separate cloaks cupboard
- Spacious sitting/dining room featuring a stone fireplace with inset gas fire, front bay window and patio doors opening into the conservatory
- Bright UPVC sun conservatory overlooking the garden with French doors leading out to the rear patio/garden
- Modern kitchen fitted with a range of base and eye level units and drawers with complementary worktops, inset gas hob with extractor fan over, electric oven and microwave, integrated fridge and dishwasher, rear aspect window providing natural light, door leading to inner hallway
- Contemporary cloakroom with enclosed WC, vanity unit with wash hand basin, ladder style heated towel rail
- Utility room with butler sink and granite worktop and cupboard below, space for washing machine and freezer
- Ground floor bedroom/study with front aspect
- Two double first floor bedrooms both with fitted bedroom furniture
- Main bedroom with walk in wardrobe and fully tiled en suite shower room
- Family bathroom with modern white three piece suite, bath with electric shower over, wash hand basin, heated ladder style towel rail and WC
- Double glazing and gas heating
- VENDOR SUITED
- Outside: Brick paviour driveway providing off road parking leading to garage. Beautifully landscaped front and rear gardens with lawns complemented by well stocked flower, shrub and tree borders. The rear garden features a vegetable patch, garden shed and summerhouse enclosed by panel fencing for privacy

This property is situated in a popular location, conveniently located close to local GP, bus routes, local shops, parks and well sought after schools. Wimborne town centre is approximately 1.8 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

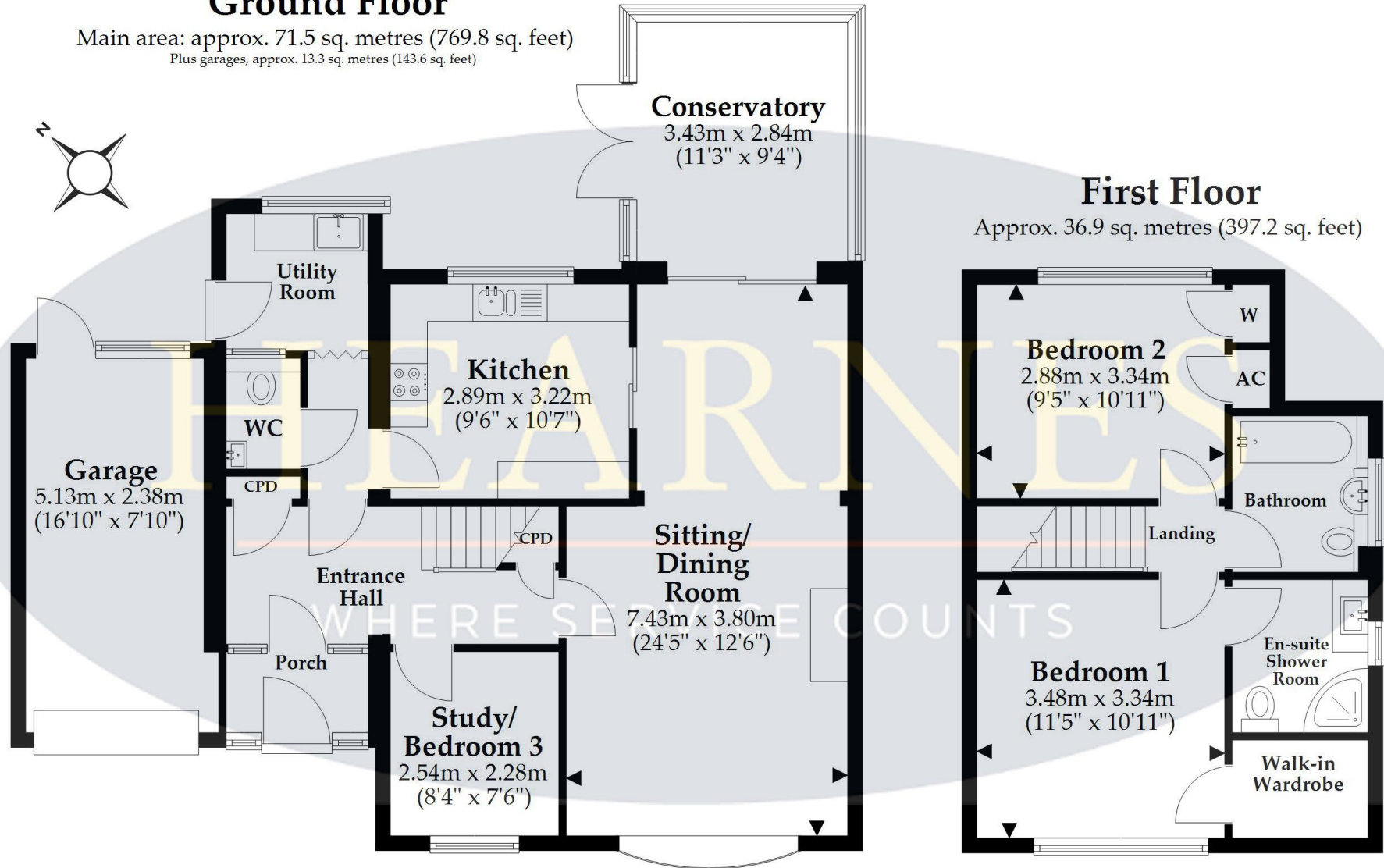
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





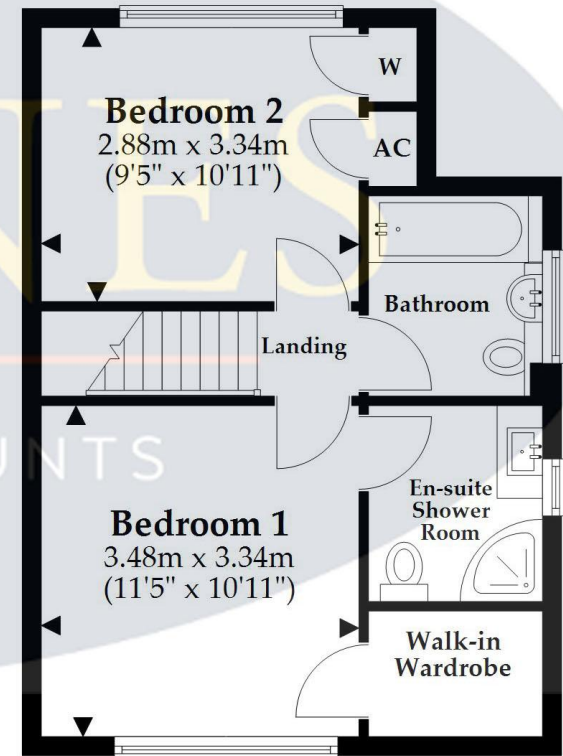
Ground Floor

Main area: approx. 71.5 sq. metres (769.8 sq. feet)
Plus garages, approx. 13.3 sq. metres (143.6 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Main area: Approx. 108.4 sq. metres (1167.1 sq. feet)

Plus garages, approx. 13.3 sq. metres (143.6 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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