

An aerial photograph of a two-story brick house with a dark grey tiled roof. The house features a front porch with a white door and windows, and a white garage door. A blue car is parked on the paved driveway. The property is enclosed by a brick wall with a green gate. The garden includes a wooden deck and a large tree. The sky is blue with scattered white clouds.

HEARNES

WHERE SERVICE COUNTS

Merley
Wimborne, Dorset, BH21 1TZ

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FREEHOLD PRICE: £795,000

An immaculately presented and spacious detached family home offering four bedrooms, two reception rooms and two bathrooms as well as a superb kitchen/lifestyle room and utility room with separate ONE BEDROOM ANNEXE, ample off road parking and double garage situated in a small quiet cul de sac location.

- Versatile and well proportioned accommodation
- Current vendors currently using annexe accommodation for Air BnB earning income for the last three years
- Enclosed porch leads to spacious entrance hallway with storage cupboards and cloakroom with wash hand basin, vanity unit, WC and storage cupboard
- Good size sitting room with limestone fireplace with inset electric fire and dual aspect with French doors leading on to terrace patio and garden
- Superb kitchen/lifestyle room with modern white gloss soft close base and eye level units, a range of pan drawers and drawers, Range Belling cooker and extractor fans, built in larder fridge, space for table and chairs and sofas and enjoying a dual aspect
- Good size utility room with range of base and eye level units with space for appliances
- Large snug/office with door into garage
- Main bedroom with range of built in furniture, wardrobes and dressing table, additional walk in wardrobe, door off to dressing room and en suite bathroom having a modern white three piece suite
- Three further bedrooms with bedroom three benefitting from built in study area
- Luxury fitted family bathroom with three piece suite, vanity unit, shaver point and fully tiled walls
- Double glazing, gas heating and porcelain floor tiling to the entrance porch, hallway, kitchen and lifestyle room
- Self contained annexe has an open plan kitchen/dining/sitting room, bedroom and superb en suite bathroom/wet room
- Outside. A brick paviour driveway gives off road parking for a number of cars leading to a double garage with electric roller doors, further double opening wooden gates gives access to the rear garden with hard stand for caravan/boat. The rear garden has a large terraced patio with the garden then being laid to lawn with raised flower and shrub borders, being enclosed by panelled fencing and having to one side a large garden shed. A brick paviour pathway then leads down the other side of the property giving access with pedestrian gate to the front of the property

Montacute Way is conveniently located in Merley which benefits from a number of playing parks and the shopping centre consisting of a convenience store and post office, family run butchers, Chinese takeaway, chemist and doctor's surgery, and well sought after schools. Wimborne town is approximately 3 miles away.

COUNCIL TAX BAND: F EPC RATING: C

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.

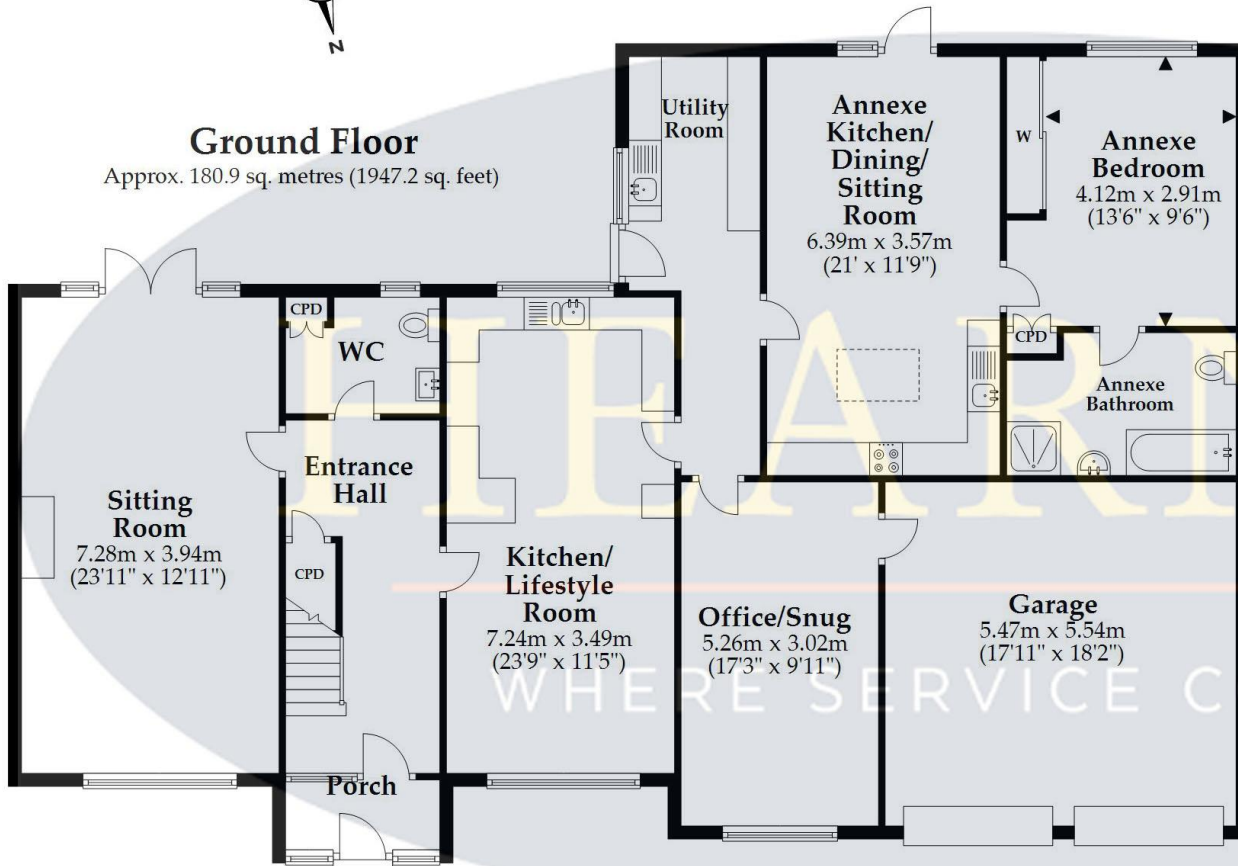






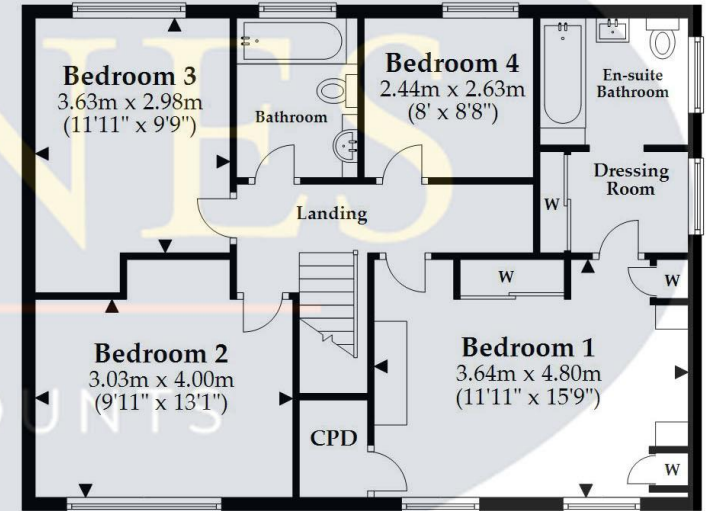
Ground Floor

Approx. 180.9 sq. metres (1947.2 sq. feet)



First Floor

Approx. 73.2 sq. metres (788.1 sq. feet)



Total area: approx. 254.1 sq. metres (2735.3 sq. feet)

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







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