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Cockerell Close  
Merley, WIMBORNE, BH21 1XT

# Cockerell Close Merley, WIMBORNE BH21 1XT

£375,000

- Detached House
- Three Bedrooms
- Sitting Room
- Dining Room/Bedroom 4
- Kitchen
- Large Conservatory
- Family Bathroom
- Master Ensuite
- Single Detached Garage

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**This well proportioned three bedroom detached house is conveniently located in Merley, close to transport links, local amenities and within catchment for reputable schools. Presented in very good order throughout, accommodation includes a sitting room, dining room/bedroom 4, large conservatory, kitchen, three bedrooms, family bathroom and master ensuite. There is driveway parking for a number of vehicles and a detached single garage to the rear of the plot. With lawned frontage and a private rear garden, the property has much to offer!**

The property has a lawned frontage with driveway to the side leading to the single detached garage located to the rear of the plot. The main entrance door sits within a recessed porch and opens to a hallway with tiled floor and stairs rising to the first floor.

The good size sitting room enjoys views over the front of the property through a large bay window which allows natural light to flood the room. A focal point is created by a fireplace with fitted, coal effect fire. Double doors lead through to the dining room, currently used as a bedroom, which has door to the rear leading to a very large conservatory and further door to the side opening to the kitchen. The conservatory, enjoys views over the rear garden with double doors leading out. A generously sized room with ample floor space for lounge seating as well as dining table and chairs.

The kitchen is fitted with a generous range of base and wall units with dark worktop over and matching upstand. Space for free standing, under counter white goods and wall space for fridge/freezer. Stainless steel chimney extractor. Inset single drainer sink with mixer tap. Tiled floor. Window to side elevation and door to rear leading to the conservatory.

In the hall, there is a ground floor cloakroom with WC and wash hand basin.

On the first floor, the master bedroom has a range of fitted bedroom furniture and window overlooking the front of the property. Adjoining is an ensuite with fully tiled shower cubicle, vanity wash hand basin and low level WC.

Bedroom two overlooks the rear garden and also has the benefit of a built-in wardrobe. Bedroom three also enjoys a rear aspect and also has a built-in wardrobe.

The family bathroom is fitted with a classic suite including bath, with mixer filler and telephone cradle shower attachment, wash hand basin and low level WC. Tiled walls. Shaver point. Window to the side elevation.

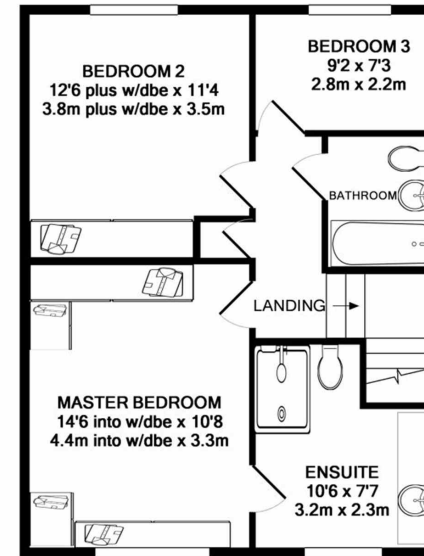
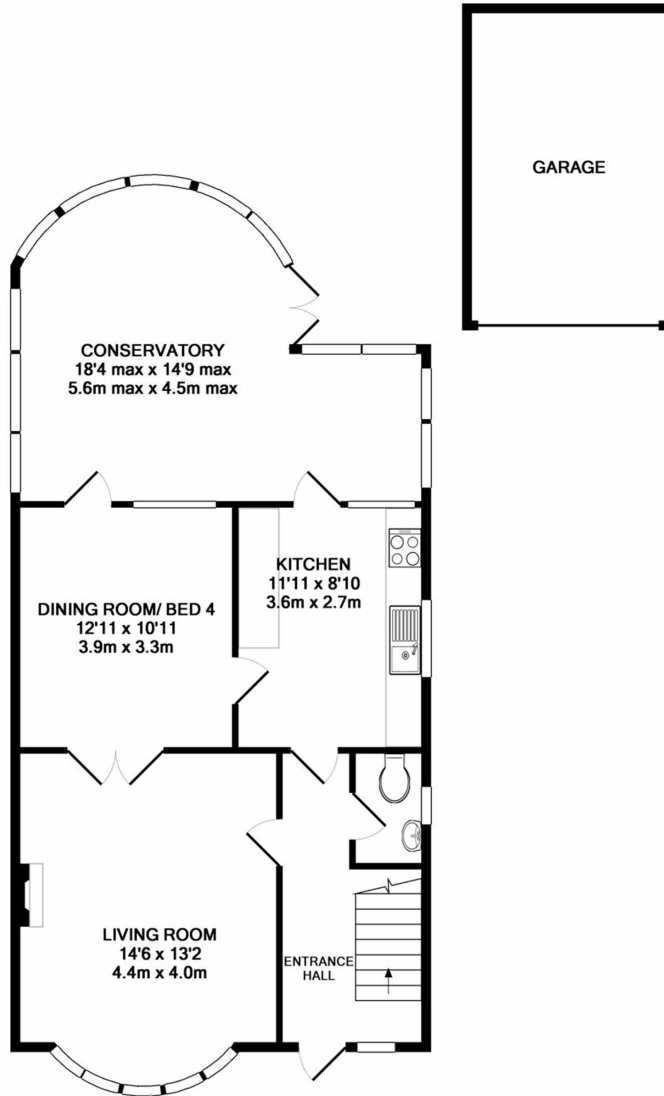
Outside, the front garden is laid mainly to lawn with driveway parking to the side leading to the detached single garage which is situated to the rear of the plot. The rear garden enjoys a good degree of privacy, with established planting, a lawned area and a slightly raised patio area, ideal for placement of garden furniture.

EPC: D

Council Tax Band: E

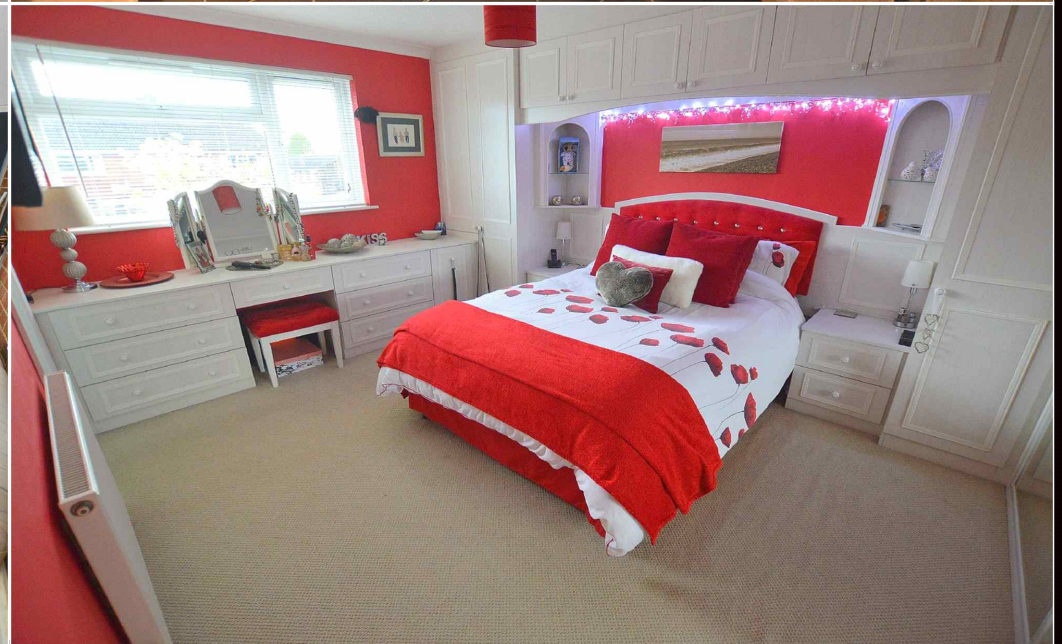
Services: Mains Electric, Gas and Main Drainage





TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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