

An aerial photograph of a residential street in Merley, Wimborne, Dorset. The street is lined with houses, mostly semi-detached and detached. The houses have various roof types, including tiled and slate. A prominent white house with a dark grey roof and a garage is in the foreground. A black car is parked in the driveway of this house. A yellow speech bubble with the text 'FOR SALE' is positioned over the house. The surrounding area is lush with trees and greenery, suggesting a suburban setting.

FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Merley
Wimborne, Dorset, BH21 1SA**

Merley, Wimborne, Dorset, BH21 1SA

FREEHOLD PRICE: £599,950

A deceptively spacious and fully refurbished three bedroom detached bungalow with stunning open plan living/dining room/kitchen with superb kitchen and bathrooms, off road parking and garage. The property is situated in a popular residential location and is offered with NO FORWARD CHAIN.

- Large entrance hallway with storage cupboard, display mantle and space for coats, shoes and boots
- Contemporary cloakroom with vanity unit with wash hand basin, WC, ladder style towel rail and part tiled walls
- Stunning living/dining room/kitchen open plan space for sofas, dining table and chairs with bifold doors to patio and garden, skylights. Kitchen with range of soft close base and eye level units and pan drawers, inset five ring hob and extractor fan over with adjacent oven, wine rack, central island with sink unit and integral dishwasher, built in fridge freezer, further cupboards and breakfast bar, rear aspect window
- Utility cupboard with space and plumbing for washing machine
- Three good size bedrooms
- Main bedroom with modern fitted en suite shower room with double shower cubicle, vanity unit with wash hand basin, WC, heated ladder style towel rail, tiled flooring and part tiled walls
- Contemporary bathroom with bath and shower over, shower screen, vanity unit with wash hand basin, WC ladder style heated towel rail and feature tiling
- Double glazing and gas heating with under floor heating to most of the living accommodation
- Outside: Brick paviour driveway leading to garage with electric roller door and front lawn area. The rear garden is of a generous size with large lawn with tree and shrub borders and patio areas. The garden is 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 2.2 miles away offering further amenities including shops, restaurants, coffee shops and the popular Art Deco Tivoli theatre.

COUNCIL TAX BAND: D (BCP Council) EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

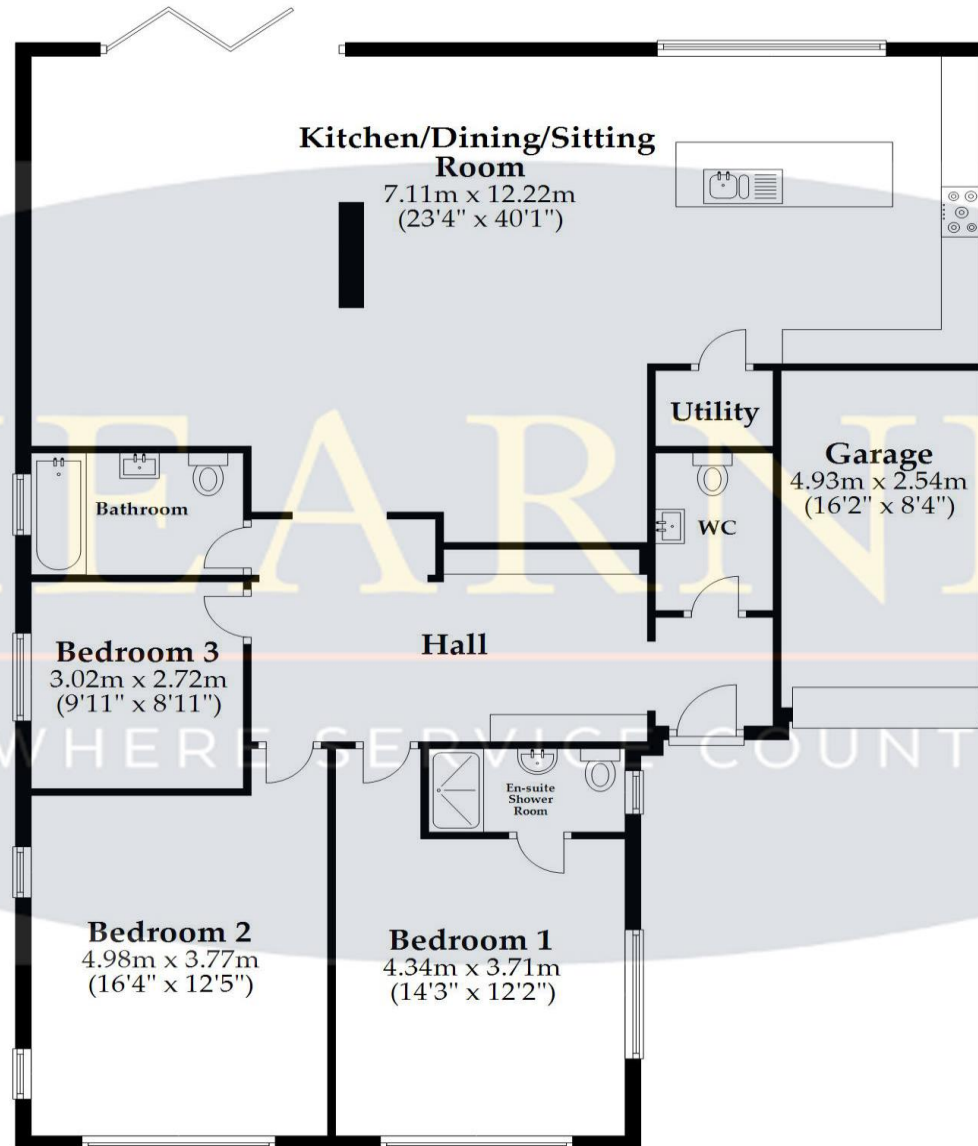




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 163.7 sq. metres (1762.5 sq. feet)



Total area: approx. 163.7 sq. metres (1762.5 sq. feet)

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







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