



Merley  
Wimborne, Dorset, BH21 1QT

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## FREEHOLD PRICE: £485,000

A well presented and spacious two double bedroom, two reception room detached bungalow with kitchen/conservatory, garage, parking for several cars and landscaped gardens front and rear set on an elevated plot in a popular residential location.

- Spacious entrance porch
- Generous size reception hall currently used as a dining area
- Twin aspect sitting room with double glazed sliding patio doors opening onto garden and large picture window with front aspect
- Kitchen/conservatory/diner with range of sand coloured units and complementary worktops, range of appliances including dishwasher, washing machine, fridge and freezer. The conservatory area has a tiled floor and floor to ceiling windows, French double doors opening to the garden and double glazed roof
- Two double bedrooms both with fitted wardrobes one offering rear garden views and the other with front garden views
- Family bathroom with bath and electric shower over, wash hand basin and heated towel rail
- Separate cloakroom
- Well maintained rear garden with trees and shrubs and thoughtful planting for the next owners to enjoy and garden shed
- Garage with up and over door and power

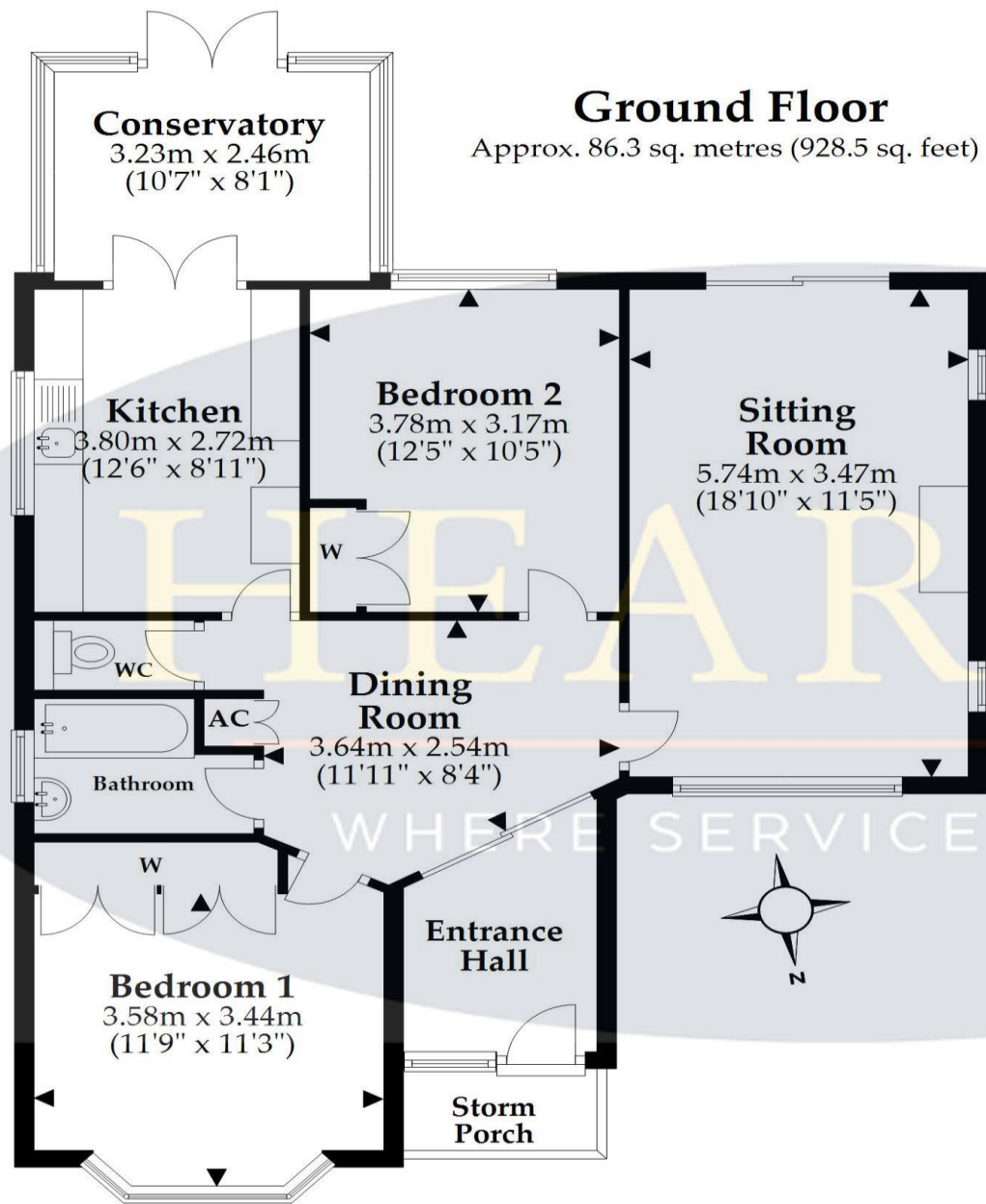
Ullswater Road is part of a hilltop development of houses and bungalows within a mile of Wimborne town centre with countryside walks from the doorstep.

COUNCIL TAX BAND: E EPC RATING: D

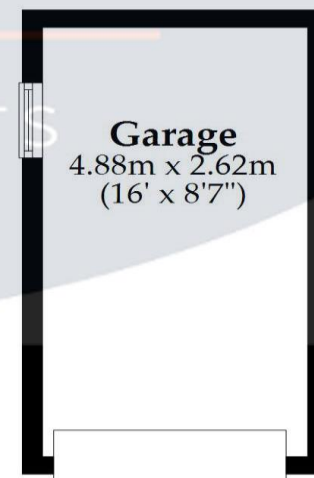
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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







**Garage**  
Approx. 12.8 sq. metres (137.6 sq. feet)



Total area: approx. 99.0 sq. metres (1066.1 sq. feet)

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





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