

134 Lynwood Drive
Merley
Wimborne BH21 1UT

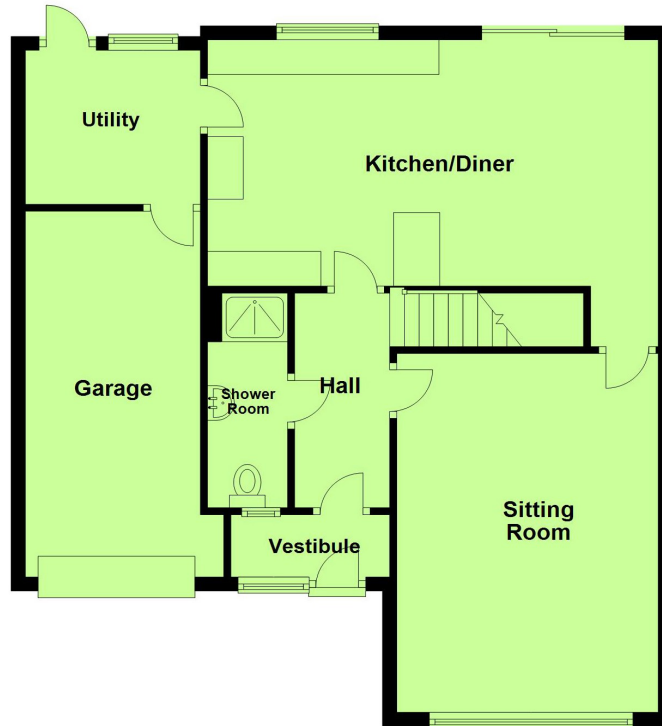
Price **£495,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME COMING TO THE MARKET FOR THE FIRST TIME IN NEARLY FORTY YEARS AND SET IN THE EVER POPULAR LOCATION OF MERLEY.

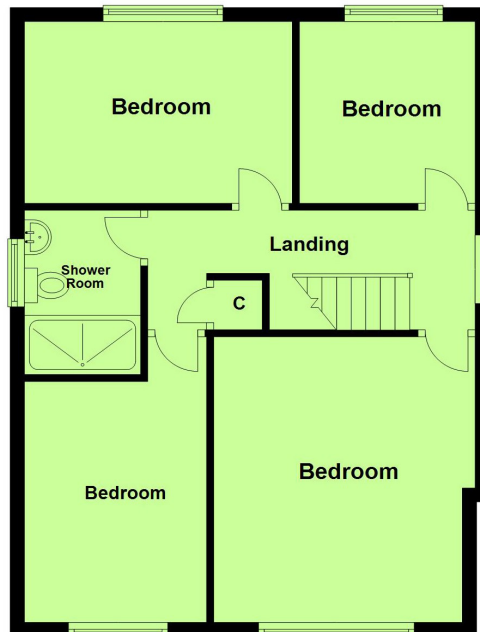
Ground Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



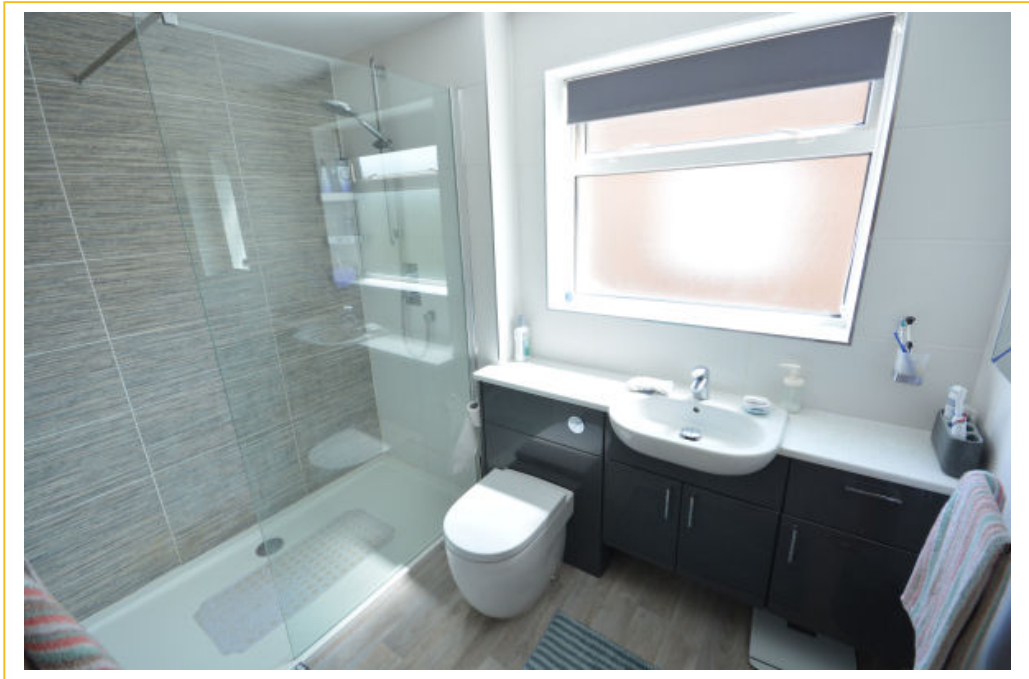
Total area: approx. 116.1 sq. metres (1250.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.

- * ENTRANCE VESTIBULE 7' 5" X 4' 8" (2.28m x 1.46m)**
- * ENTRANCE HALLWAY 10' 11" X 5' (3.35m x 1.52m)**
- * DOWNSTAIRS SHOWER ROOM 9' 9" X 3' 3" (3.01m x 1.0m)**
 - * SITTING ROOM 17' X 12' 1" (5.18m x 3.68m)**
- * KITCHEN/DINING ROOM 20' 8" X 12' 2" (6.33m x 3.71m)**
 - * UTILITY ROOM 8' X 7' 2" (2.43m x 2.19m)**
 - * BEDROOM ONE 14' 8" X 11' 2" (4.51m x 3.41m)**
 - * BEDROOM TWO 12' 5" X 8' 5" (3.81m x 2.59m)**
 - * BEDROOM THREE 12' 3" X 9' 3" (3.74m x 2.83m)**
 - * BEDROOM FOUR 8' 5" X 8' (2.59m x 2.43m)**
- * FAMILY BATHROOM 8' 6" X 6' 1" (2.62m x 1.85m)**
 - * FRONT AND SOUTH FACING REAR GARDEN**
 - * DRIVEWAY PARKING FOR TWO VEHICLES**
- * INTEGRAL GARAGE 19' 7" X 7' 8" (6.0m x 2.37m)**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A UPVC obscured glazed front door leads to the entrance vestibule in turn leading to the entrance hallway which has wall mounted alarm system console and access into the downstairs shower room which has low flush level WC, wash basin with mixer tap and vanity unit beneath and tiled shower cubicle with wall mounted shower. The sitting room is to the front of the property and has feature wall mounted 'Gazco' fireplace. The impressive kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, integrated fridge and pull out larder unit, five ring burner gas hob with extractor fan above, integrated 'Bosch' oven and microwave, one and a half bowl single drainer sink unit with mixer tap, 'Franke' boiling tap, part tiled walls, space for dishwasher, feature spotlighting, large shelved understairs storage cupboard and sliding patio door from the dining area leading to the rear garden. The utility room has space and plumbing for washing machine, wall mounted 'Vaillant' gas boiler, wall mounted cupboards and drawers, part tiled walls, personal door to the garage and double glazed door to the garden.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. Bedroom one is to the front of the property and has built in wardrobes. Bedrooms two and four are to the rear of the property with bedroom two having the benefit of built in wardrobes and furniture (bedroom four is currently being used as an office). Further bedroom three also has built in wardrobes and drawers. The family bathroom is modern fitted with large walk in shower, low level flush WC, wash basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and wall mounted mirrored medicine cabinet.

Outside, the front of the property is predominantly laid to lawn and there is a block paved driveway providing off road parking for two vehicles in turn leading to the single garage. The well established south facing rear garden is mainly laid to lawn with shrub and herbaceous borders, feature decking area, two fitted awnings and two sheds for storage.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout take the first exit left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Lynwood Drive is the third turning on the left hand side.

COUNCIL TAX: Band E. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1742