

282 Rempstone Road
Merley
Wimborne BH21 1SZ

Price **£435,000** Freehold



A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN SOUGHT AFTER SCHOOL CATCHMENTS AND OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



First Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



Total area: approx. 129.1 sq. metres (1389.3 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 HALLWAY 11' 1" MAX X 10' 1" MAX (3.38m x 3.08m)**
 - * **CLOAKROOM 8' 4" X 3' 4" (2.56m x 1.04m)**
 - * **SITTING ROOM 18' 8" X 14' 6" (5.73m x 4.45m)**
- * **KITCHEN/DINING ROOM 19' 1" MAX X 13' MAX (5.82m x 3.96m)**
- * **STAIRCASE TO FIRST FLOOR LANDING 6' 4" X 6' 3" (1.95m x 1.92m)**
 - * **BEDROOM ONE 14' 5" X 10' (4.42m x 3.05m)**
 - * **BEDROOM TWO 14' 5" X 8' 9" (4.42m x 2.71m)**
 - * **BEDROOM THREE 10' X 9' 7" (3.05m x 2.96m)**
 - * **BEDROOM FOUR 10' 1" X 9' 2" (3.08m x 2.8m)**
- * **FAMILY BATHROOM 8' 4" X 6' 4" (2.56m x 1.95m)**
 - * **FRONT AND REAR GARDENS**
 - * **DRIVEWAY AND CAR PORT**
 - * **SINGLE GARAGE**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property a UPVC double glazed frosted front door gives access into the entrance hallway which has understairs storage cupboard, telephone point, return staircase leading to the first floor and access into the cloakroom which has frosted window to side, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The spacious sitting room has window to rear, sliding patio doors giving access to the rear garden, TV point and central fireplace with inset gas fire. The kitchen/dining room has two windows to front aspect, frosted door to side, boiler, range of floor and wall mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap and space for tall fridge/freezer, washing machine, dishwasher and oven.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedrooms one and two have windows to rear aspect with pleasant views over the rear garden. Bedrooms three and four have windows to front aspect. The family bathroom has frosted window to side, fully tiled walls and flooring, low level flush WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower cubicle with 'Mira' shower.

To the front of the property is a small area laid to lawn and a block paved driveway providing off road parking for a number of vehicles, in turn leading to the car port and the single garage which has up and over door, light, power and access to the rear. The secluded rear garden has a patio running adjacent to the property providing seating, in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Summer house with electric points. Further storage to side.





DIRECTIONS:

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

COUNCIL TAX: Band E BCP Council (Poole).

ENERGY EFFICIENCY RATING: Band E.

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: R1768