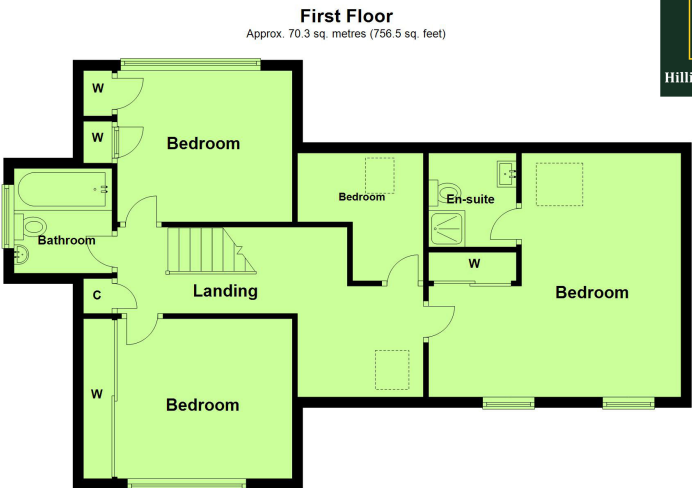


7 Sopwith Crescent
Merley
Wimborne BH21 1SH

Price **£649,950** Freehold



A SUPERBLY PRESENTED AND RECENTLY REMODELLED
AND EXTENDED DETACHED FAMILY HOME SITUATED
WITHIN SOUGHT AFTER SCHOOL CATCHMENTS. AN
INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



Total area: approx. 206.3 sq. metres (2220.3 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 17' 6" X 6' (5.36m x 1.83m)

SITTING ROOM 25' 2" X 12' 4" (7.68m x 3.78m)

KITCHEN/DINING ROOM 21' 4" X 14' (6.52m x 4.27m)

UTILITY ROOM 9' 3" X 6' 3" (2.83m x 1.92m)

CLOAKROOM 5' 8" X 3' 9" (1.77m x 1.19m)

CONSERVATORY 20' 3" X 9' 4" (6.19m x 2.87m)

STUDY/BEDROOM 8' 1" X 7' 5" (2.47m x 2.29m)

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE 17' 2" MAX X 15' 5" MAX (5.24m x 4.72m)

EN SUITE SHOWER ROOM 6' X 5' 9" (1.83m x 1.8m)

BEDROOM TWO 11' X 9' 4" (3.35m x 2.87m)

BEDROOM THREE 11' 1" TO WARDROBE FRONT X 9' (3.38m x 2.74m)

BEDROOM FOUR 9' X 7' 7" (2.74m x 2.35m)

FAMILY BATHROOM 6' 6" X 5' 5" (2.01m x 1.68m)

SINGLE GARAGE 13' 8" X 7' 8" (4.21m x 2.38m)

DOUBLE GARAGE 19' 3" X 15' 9" (5.88m x 4.85m)

FRONT AND PRIVATE REAR GARDEN







ABOUT THIS PROPERTY

Via the double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has tiled flooring, access into the double garage, understairs storage cupboard and stairs rising to the first floor. Off the entrance hallway gives access into the utility room which has window to rear aspect, range of wall and floor mounted cupboards, rolled top working surfaces, wall mounted boiler, tiled flooring, single sink with drainer and mixer tap, part tiled walls and space and plumbing for washing machine, tumble dryer and freezer. The cloakroom has window to rear aspect, tiled flooring, part tiled walls, low level flush WC and vanity unit with inset wash hand basin and mixer tap. The light and airy sitting room has window to front aspect, double opening doors leading through to the conservatory, TV point and inset gas fire. The impressive kitchen/dining room has two double opening doors leading out to the rear garden, range of wall and floor mounted cupboards, working surfaces over, lighting under wall units, part tiled walls, one and a quarter single sink with drainer and mixer tap, central island unit providing seating and a number of integrated appliances to include fridge, dishwasher, two ovens and five ring gas hob with extractor fan over. Off the kitchen double opening doors lead through to the conservatory which in turn leads out to the rear garden. To complete the accommodation on the ground floor is the study/bedroom which has window to front aspect.

The spacious first floor landing has 'Velux' window to side aspect and useful storage cupboard. Bedroom one has two windows to front aspect, 'Velux' window to rear, built in wardrobes with sliding doors and access into the en suite shower room which has tiled flooring, vanity unit with inset wash hand basin and mixer tap, low level flush WC, part tiled walls and shower cubicle with shower. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from two built in cupboards. Bedroom three has window to front aspect and benefits from built in wardrobes with sliding mirrored front. Bedroom four has 'Velux' window to rear aspect and loft access via a hatch. The family bathroom has frosted window to side aspect, part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and bath with mixer tap.

To the front of the property is a low maintenance garden being laid to lawn and a block paved driveway providing off road parking for a number of vehicles, in turn leading to the double garage which has up and over door, light, power and access into the entrance hallway. Shingle area ideal for boat/caravan. To the side of the property via double opening gates gives access to a further single garage which has up and over door, light, power and double glazed door to rear. The secluded rear garden has an L-shaped decked area providing ample seating, in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.





DIRECTIONS:

Proceed down Gravel Hill towards Wimborne and at the traffic lights turn right into Queen Anne Drive taking the fifth turning into Merley Lane which then proceeds into Sopwith Crescent.

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

ENERGY EFFICIENCY RATING: D.

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: R1806