

19 Harrier Drive
Merley
Wimborne BH21 1XE

Price **£475,000** Freehold



A WELL PRESENTED THREE BEDROOM
DETACHED FAMILY BUNGALOW SITUATED
IN A QUIET AND POPULAR RESIDENTIAL
LOCATION BENEFITTING FROM A SIZEABLE
REAR GARDEN AND NO FORWARD CHAIN.



Total area: approx. 89.9 sq. metres (968.0 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 20'4" (MAXIMUM) x 11'2" (MAXIMUM)
(6.21m x 3.41m)**
 - * CLOAKROOM 6'4" x 3'3" (1.95m x 1m)**
 - * SITTING ROOM 13'7" x 13'5" (4.17m x 4.11m)**
 - * DINING AREA 9'2" x 8'1" (2.8m x 2.46m)**
 - * KITCHEN 17'2" x 8'2" (5.24m x 2.49m)**
- * BEDROOM ONE 13'1" x 8'6" TO WARDROBE FRONTS (3.99m x 2.62m)**
- * BEDROOM TWO 10' TO WARDROBE FRONTS x 9'1" (3.04m x 2.77m)**
 - * BEDROOM THREE 10'6" x 8' (3.23m x 2.43m)**
 - * FAMILY BATHROOM 8' x 6'8" (2.43m x 2.07m)**
- * FRONT AND SIZEABLE REAR GARDEN**
 - * DRIVEWAY PARKING**
 - * SINGLE DETACHED GARAGE**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has loft access via a hatch and two storage cupboards; one of which houses the hot water tank with slatted shelving. The cloakroom has frosted window to side aspect, low level flush WC and wash hand basin with hot and cold tap with tiled splashback. From the hallway, double opening doors lead through to the sitting room which has window to front aspect, TV point, central fireplace with brick surround and mantel with inset gas fire (Agents note: The gas fire is not connected). From the sitting room, an archway leads through to the dining area which has window to front aspect and double opening doors leading out to the side. The kitchen has two windows and door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, serving hatch to the dining area, nest of four drawers, one and a quarter single sink with drainer and mixer tap, space for washing machine, dishwasher and tall fridge/freezer and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has double opening doors leading out to the rear garden and benefits from fitted wardrobes with sliding mirrored doors. Bedroom two has window to rear aspect with pleasant views over the garden and benefits from fitted wardrobes with sliding mirrored doors. Bedroom three has window to side aspect. The family bathroom has frosted window to side aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with hot and cold tap and shower over.

To the front of the property is an area laid to shingle and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single detached garage which has up and over door, light, power and double glazed door to side. At the side of the garage, there are timber gates leading to an area ideal for parking a caravan/boat etc. One of the main features of this delightful bungalow is the sizeable rear garden which has a patio running adjacent to the property leading to the remainder which is predominantly laid to lawn with mature shrub borders, further patio leading to hard standing for summer house. Access along both sides of the property in turn leads to the front.





DIRECTIONS:

From Broadstone Centre proceed to the 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. Take the first turning left into Rempstone Road and at the T-junction turn right into Merley Lane. Take the first turning on the left hand side into Oakley Straight and then left again into Harrier Drive.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R1818