

234 Rempstone Road  
Merley  
Wimborne BH21 1SY

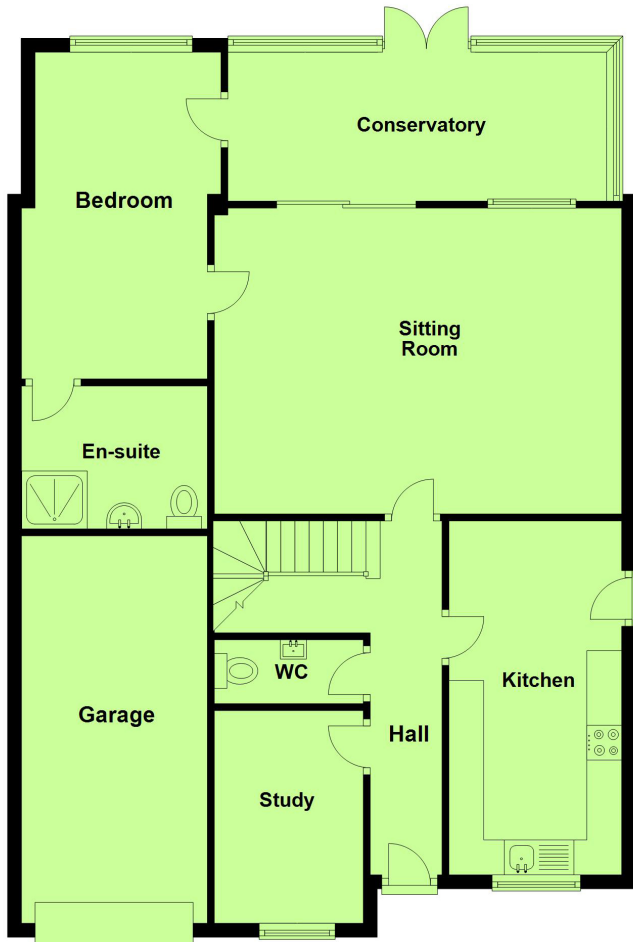
Price **£550,000** Freehold



A DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOM,  
TWO BATHROOM, TWO RECEPTION ROOM  
DETACHED FAMILY HOME, SITUATED IN A QUIET  
CUL-DE-SAC LOCATION BENEFITTING FROM  
CONSERVATORY AND GOOD SIZE REAR GARDEN.

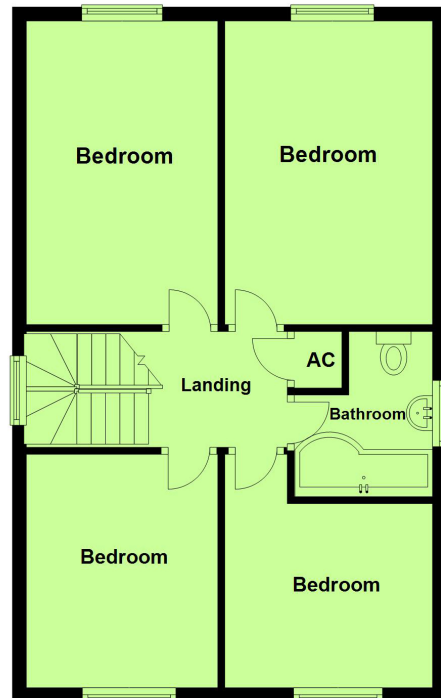
**Ground Floor**

Approx. 104.3 sq. metres (1122.4 sq. feet)



**First Floor**

Approx. 55.8 sq. metres (601.0 sq. feet)



**Total area: approx. 160.1 sq. metres (1723.3 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 17'4" x 7'7" (MAXIMUM) (5.3m x 2.35m)**
  - \* **CLOAKROOM 6'6" x 3'2" (2m x 0.98m)**
  - \* **SITTING ROOM 19'1" x 14'4" (5.82m x 4.39m)**
  - \* **CONSERVATORY 18' x 7'8" (5.49m x 2.38m)**
    - \* **STUDY 8'6" x 6'6" (2.62m x 2m)**
    - \* **KITCHEN 16'8" x 8'9" (5.12m x 2.71m)**
  - \* **GROUND FLOOR BEDROOM 16'2" x 9' (4.94m x 2.74m)**
  - \* **EN SUITE SHOWER ROOM 8'3" x 6'9" (2.53m x 2.1m)**
    - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 14'5" x 8'5" TO WARDROBE FRONT (4.42m x 2.59m)**
  - \* **BEDROOM TWO 14'6" x 9' (4.45m x 2.74m)**
  - \* **BEDROOM THREE 9'9" x 9'7" (3.02m x 2.96m)**
  - \* **BEDROOM FOUR 9'9" x 9'2" (3.02m x 2.8m)**
  - \* **FAMILY BATHROOM 8'3" x 6'2" (2.53m x 1.89m)**
    - \* **DRIVEWAY PARKING & SINGLE GARAGE**
    - \* **GOOD SIZE REAR GARDEN**
- \* **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

Via the double glazed frosted door gives access into the entrance hallway which has wood effect flooring, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has low level flush WC and pedestal wash hand basin with mixer tap and tiled splashback. The spacious sitting room has central fireplace with inset electric fire, telephone point, TV point and sliding patio doors leading to the conservatory which has access to the side and double opening doors leading to the rear garden. The kitchen has window to front aspect, frosted door to side, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three pan drawers, space and plumbing for washing machine and dishwasher, space for American style fridge/freezer and integrated appliances to include oven, grill, five ring gas hob and extractor fan over. The study has window to front aspect and a range of built in furniture. The ground floor bedroom has window to rear aspect and access into the en suite shower room which has low level flush WC, pedestal wash hand basin with hot and cold tap with tiled splashback and shower cubicle with 'Triton' shower.

The first floor landing has window to side aspect, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one and two both have windows to rear aspect with pleasant views over the garden with bedroom one benefitting from built in wardrobes. Bedrooms three and four both have windows to front aspect. The modern fitted family bathroom has frosted window to side, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and p-shaped bath with hot and cold tap and shower over.

To the front of the property is a driveway providing off road parking with an area laid to slabs to the side which could provide further parking. The driveway also gives access to the single garage which has up and over door, light and power. The rear garden has a patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, further patio to the rear of the garden, hardstanding for shed and access along the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway 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. Rempstone Road is the first turning on the left hand side.

**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: R1825**