

36 Merley Gardens

Merley

Wimborne BH21 1TB

Price **£475,000** Freehold



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



*** ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 24' 9" MAX X 15' 1" MAX (7.58m x 4.6m)**

*** KITCHEN 12' 5" X 11' 7" (3.81m x 3.56m)**

*** BEDROOM ONE 12' 8" X 11' 1" (3.9m x 3.38m)**

*** BEDROOM TWO 11' 1" X 9' 3" (3.38m x 2.83m)**

*** BEDROOM THREE 9' 2" X 7' 9" (2.8m x 2.4m)**

*** SHOWER ROOM 9' 4" X 4' 8" (2.86m x 1.46m)**

*** CLOAKROOM 6' X 2' 6" (1.82m x 0.79m)**

*** FRONT AND SIZEABLE REAR GARDEN**

*** DRIVEWAY PARKING**

*** SINGLE GARAGE**

*** MAJORITY 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 useful storage cupboard and loft access via a hatch. The L-shaped lounge/dining room has two windows to front aspect, windows to both sides, serving hatch through to kitchen, TV point and fireplace with brick hearth, surround and wooden mantel. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap and space for washing machine, oven and tall fridge/freezer.

Bedroom one and two both have windows to rear aspect with pleasant views over the rear garden and both benefit from built in wardrobes. Bedroom three has window to side aspect. The shower room has frosted window to side, airing cupboard with hot water tank, part tiled walls, pedestal wash hand basin with hot and cold tap and walk in shower cubicle with shower. The separate cloakroom has frosted window to side, part tiled walls and low level flush WC.

To the front of the property is a low maintenance garden being laid to lawn and a tarmac driveway providing off road parking for a number of vehicles, in turn leading to the garage which has single up and over door, light, power and access to the rear garden. The sizeable and secluded rear garden is predominantly laid to lawn with timber fence borders. Access down both sides of the property in turn lead to the front.

Agents note: The property offers scope to extend and develop the existing bungalow (subject to the necessary planning permissions).





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. Take the first turning left into Rempstone Road and then take the fourth turning on the right into Merley Gardens.

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: R1808