

45 Lynwood Drive  
Merley  
Wimborne BH21 1UT

Price **£495,000** Freehold



A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION. UPDATING REQUIRED.

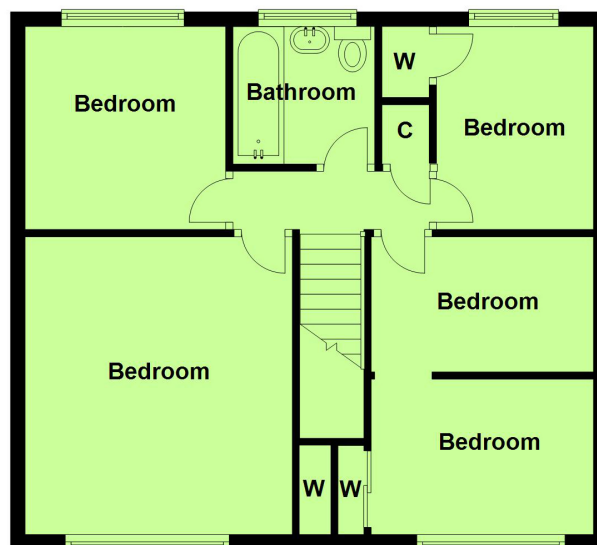
**Ground Floor**

Approx. 84.7 sq. metres (912.0 sq. feet)



**First Floor**

Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 139.2 sq. metres (1498.2 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**
  
- \* **DOWNSTAIRS CLOAKROOM 6' 7" X 3' 4" (2.04m x 1.03m)**
  - \* **KITCHEN 11' 3" X 11' 1" (3.44m x 3.38m)**
  
  - \* **UTILITY ROOM 7' 5" X 6' 9" (2.28m x 2.10m)**
  
- \* **LOUNGE/DINING ROOM 23' MAX X 11' 9" EXTENDING TO 14' (7.01m x 3.62m EXTENDING TO 4.26m)**
  - \* **BEDROOM ONE 13' 2" X 12' 1" (4.02m x 3.68m)**
  
  - \* **BEDROOM TWO 12' 9" X 9' 9" (3.93m x 3.01m)**
  
  - \* **BEDROOM THREE 9' X 9' (2.74m x 2.74m)**
  
  - \* **BEDROOM FOUR 9' X 6' 8" (2.74m x 2.07m)**
  
- \* **FAMILY BATHROOM 6' 6" X 5' 4" (2.01m x 1.64m)**
  - \* **DOUBLE GLAZED**
  
  - \* **GAS FIRED CENTRAL HEATING**
  
  - \* **FRONT AND REAR GARDENS**
  
  - \* **DOUBLE GARAGE**





**ABOUT THIS PROPERTY**

The ground floor accommodation comprises a kitchen with a range of wall mounted and base storage cupboards and drawers, space and plumbing for dishwasher, space for upright fridge/freezer, eight ring burner range style oven with overhead extractor fan, wall mounted 'Worcester' gas fired central heating boiler, built in cupboard, double drainer stainless steel sink unit with mixer tap and window overlooking the rear garden. The utility room has space and plumbing for washing machine, single bowl single drainer stainless steel sink unit with twin taps, part tiled walls, a range of wall mounted and base storage cupboards and part tiled walls. The downstairs cloakroom has low level flush WC, wall mounted wash hand basin with twin taps and tiled splashback and obscured double glazed window. The spacious lounge/dining room is separated via an archway, window to front aspect, feature gas fire with stone surround and hearth and sliding double glazed patio door to the rear garden.

The first floor landing has built in airing cupboard and access to loft space. Bedrooms one and two are to the front of the property with bedroom one having the benefit of a built in wardrobe. Bedrooms three and four plus the family bathroom are to the rear of the property overlooking the rear garden. The family bathroom has fully tiled walls, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps, low level flush WC, wall mounted mirrored medicine cabinet, fitted mirror and obscured double glazed window.

Outside, the rear garden is predominantly laid to lawn with shrub and herbaceous borders, timber panelled fencing and storage shed. To the front of the property there is a lawn area with shrub borders and a driveway providing off road parking in turn leading to the double garage which has up and over door.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout take the first exit left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Lynwood Drive is the third 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: R1803**