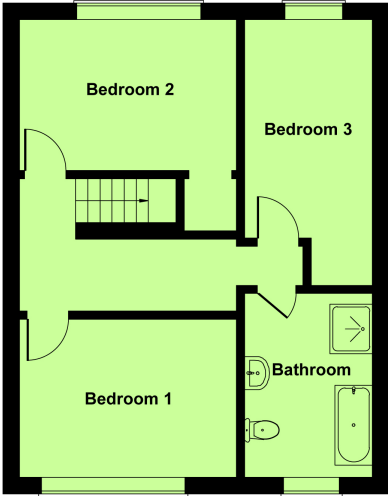


46 Cockerell Close
Merley
Wimborne BH21 1XT

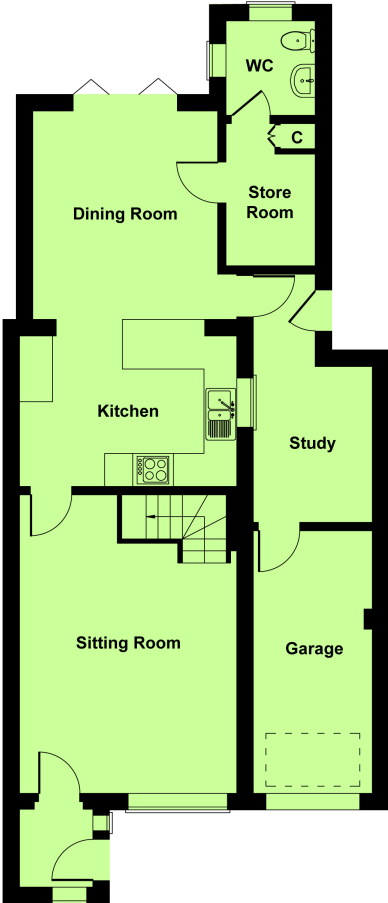
Price **£409,950** Freehold



A SUPERBLY PRESENTED AND EXTENDED
THREE DOUBLE BEDROOM SEMI DETACHED
FAMILY HOME, SITUATED IN A QUIET AND
POPULAR RESIDENTIAL LOCATION,
BENEFITTING FROM KITCHEN/DINING ROOM,
STUDY AND SECLUDED REAR GARDEN.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



- * **ENTRANCE HALL 5'1" x 4'4" (1.55m x 1.34m)**

- * **SITTING ROOM 17'6" x 12'9" (5.36m x 3.93m)**

- * **KITCHEN 12'9" x 9'1" (3.93m x 2.77m)**

- * **DINING AREA 12'7" x 11' (3.87m x 3.35m)**

- * **STUDY 14'4" x 6'9" (4.38m x 2.11m)**

- * **STORE ROOM 8'6" x 5'3" (2.62m x 1.61m)**

- * **CLOAKROOM 5' x 4'8" (1.52m x 1.46m)**

- * **STAIRS RISING TO FIRST FLOOR**

- * **BEDROOM ONE 13' x 9'5" (3.96m x 2.89m)**

- * **BEDROOM TWO 12'9" x 9'1" (3.93m x 2.77m)**

- * **BEDROOM THREE 12'1" x 6'9" (3.68m x 2.11m)**

- * **FAMILY BATHROOM 10'7" x 6'9" (3.26m x 2.11m)**

- * **DRIVEWAY PARKING**

- * **SINGLE GARAGE**

- * **SECLUDED REAR GARDEN**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance hall which has wood flooring, frosted window to front aspect and access into the light and airy sitting room which has wooden flooring, stairs rising to the first floor, TV point and window to the front aspect. The kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, window to side aspect, circular sink with drainer and mixer tap, two nests of three drawers, wooden flooring and space for dishwasher, oven and tall fridge/freezer. From the kitchen, an archway leads through to the dining area which also has wooden flooring and bi-fold doors leading to the rear garden. The study has frosted window and door to side, wood effect flooring and timber door leading through to the garage. Off the dining area is the store room (previously used as a study) which has fitted furniture to include desk, drawers and cupboards and in turn leads to the cloakroom which has windows to side and rear aspect, wood effect flooring, low level flush WC and pedestal wash hand basin with hot and cold tap.

The spacious first floor landing has loft access via a hatch. Bedroom one has window to front aspect and bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden with bedroom two benefitting from an over stairs storage cupboard which houses the wall mounted 'Glow-worm' boiler. The family bathroom has frosted window to front aspect, fully tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap, panel enclosed bath with mixer tap and shower attachment and separate shower cubicle with shower.

To the front of the property, a block paved driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power, space and plumbing for washing machine and tumble dryer and access into the study. The secluded and westerly facing rear garden has a patio running adjacent to the property providing 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:

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 fifth turning into Merley Lane which will lead into Sopwith Crescent. Cockerell Close is the first turning on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R1960