

90 Rempstone Road
Merley
Wimborne BH21 1RP

Price **£530,000** Freehold



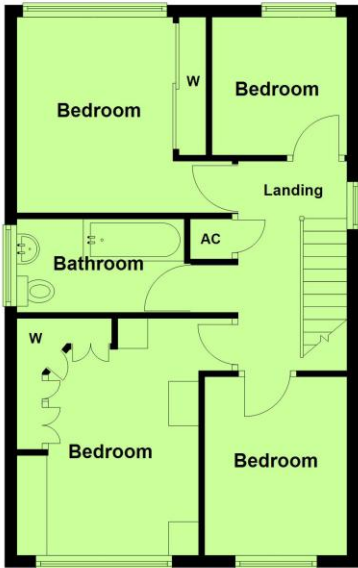
A SUPERBLY PRESENTED AND EXTENDED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME SITUATED WITHIN SOUGHT AFTER SCHOOL CATCHMENTS, BENEFITTING FROM PRIVATE SOUTHERLY FACING REAR GARDEN AND NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 123.4 sq. metres (1327.9 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 and 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 12'7" X 6'4" (3.87m x 1.95m)**
- * GROUND FLOOR SHOWER ROOM 5'5" X 5' (1.67m x 1.52m)**
- * SITTING ROOM 17'9" X 12'6" (5.45m x 3.84m)**
- * KITCHEN/DINER/FAMILY ROOM 20'4" MAX X 18'6" (6.21m X 5.66m)**
- * UTILITY ROOM 9' X 7'5" (2.74m X 2.28m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 13' X 10'4" (3.96m x 3.16m)**
- * BEDROOM TWO 12'2" X 11' (3.71m x 3.35m)**
- * BEDROOM THREE 10'6" X 8'1" (3.23m x 2.46m)**
- * BEDROOM FOUR 7'9" X 7'7" (2.4m x 2.34m)**
- * FAMILY BATHROOM 10'1" X 5'4" (3.07m x 1.64m)**
- * SINGLE GARAGE 16'7" X 8'1" (5.09m x 2.46m)**
- * DRIVEWAY PARKING**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property a double glazed frosted door with matching side screen gives access into the entrance hallway which has understairs storage, stairs rising to first floor and access into the shower room which has frosted window to front aspect, low level flush WC, vanity unit with inset wash hand basin and mixer tap with tiled splashback and shower cubicle with shower. The spacious sitting room has large window to front aspect, TV point and central fireplace with inset electric fire and wooden surround and mantle. The light and airy kitchen/diner/family room has two windows to rear aspect, bi fold doors leading out to the rear garden, understairs storage cupboard, range of wall and floor mounted cupboards including a butler unit for glasses, under cabinet mid height lighting, roll top working surfaces, breakfast bar, nest of three pan drawers, one and a quarter single sink with drainer and mixer tap and integrated appliances to include dishwasher, fridge, freezer, oven, grill, microwave, five ring gas hob and extractor fan over. To complete the accommodation on the ground floor is the utility room which has window to rear aspect, frosted door to side, range of wall and floor mounted cupboards, roll top working surfaces, single sink with drainer and mixer tap, access into the garage and space for washing machine and tumble dryer.

The first floor landing has window to side aspect, loft access via a hatch with integrated ladder (boarded) and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect and benefits from a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has window to rear aspect and benefits from fitted wardrobes with sliding mirrored doors. Bedroom three has window to front aspect and bedroom four has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to side, fully tiled walls, shaver point, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power, wall mounted boiler and loft access via a hatch (boarded). The private and southerly facing rear garden has a patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders, area laid to shingle, summer house and a number of power points. Access down 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 (Poole) Council

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: R2018