

266 Rempstone Road  
Merley  
Wimborne BH21 1SZ

Price **£489,950** Freehold



OFFERED TO THE MARKET FOR THE FIRST TIME IN 30 YEARS, THIS FOUR BEDROOM DETACHED FAMILY HOME OCCUPIES A SIZEABLE PLOT AND IS SITUATED IN A POPULAR RESIDENTIAL LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.



Ground Floor



First Floor

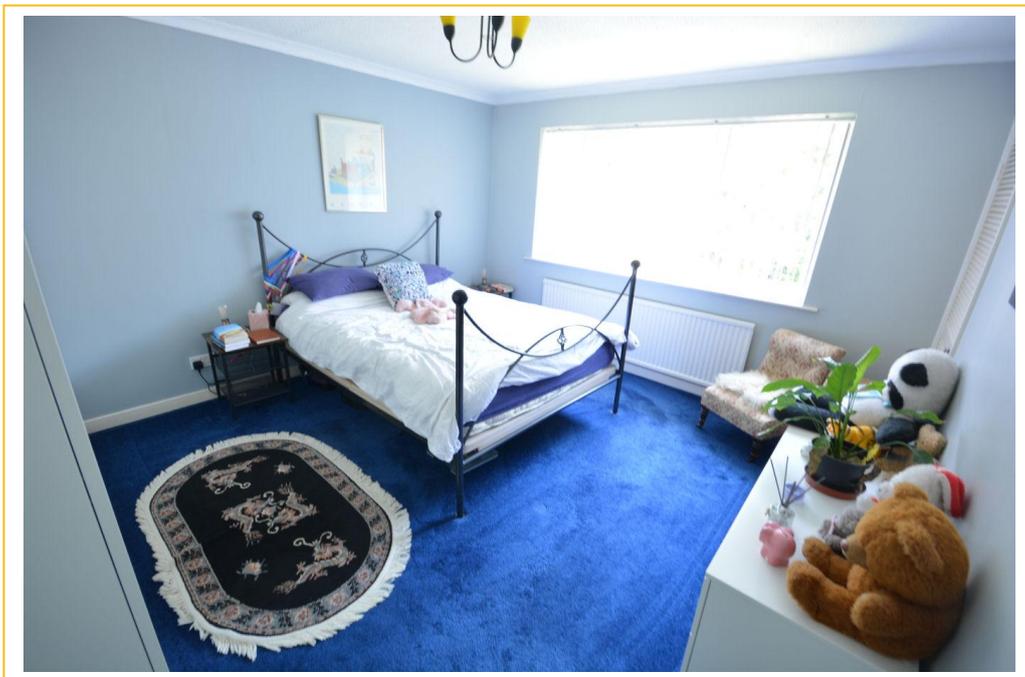


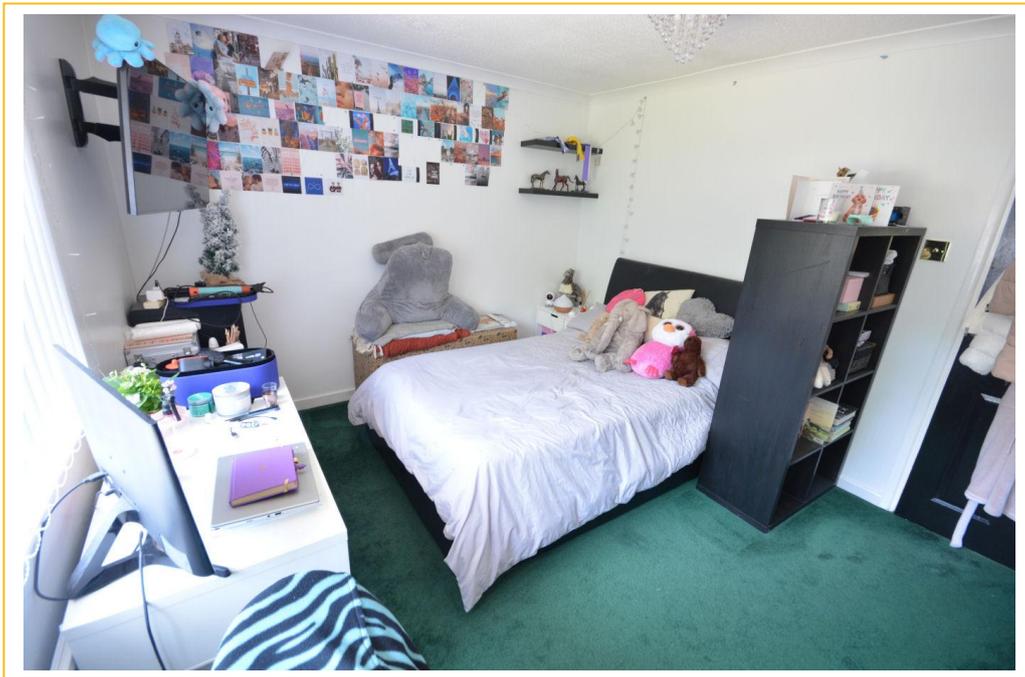
Total area: approx. 147sq. metres (1582 sq. feet)

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.

- \* PORCH 5' x 4'5" (1.52m x 1.37m)
- \* ENTRANCE HALL 13'6" x 7'2" (4.14m x 2.19m)
- \* CLOAKROOM 7' x 3'2" (2.13m x 0.97m)
- \* LOUNGE/DINING ROOM 23'1" x 15'4" (MAXIMUM) (7.04m x 4.69m)
- \* GARDEN ROOM 12'3" x 8'3" (3.74m x 2.52m)
- \* KITCHEN 13' x 11'2" (3.96m x 3.41m)
- \* STAIRS RISING TO FIRST FLOOR
- \* BEDROOM ONE 13'3" x 12'1" (4.05m x 3.68m)
- \* BEDROOM TWO 11'3" x 10'7" (3.44m x 3.26m)
- \* BEDROOM THREE 11'7" x 8'7" (3.56m x 2.65m)
- \* BEDROOM FOUR 8'8" x 8'7" (2.68m x 2.65m)
- \* FAMILY BATHROOM 6'3" x 5'8" (1.92m x 1.76m)
- \* INTEGRAL DOUBLE GARAGE 16'2" x 15'7" (4.93m x 4.78m)
- \* OFF ROAD PARKING FOR A NUMBER OF VEHICLES
- \* FRONT AND REAR GARDENS
- \* UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- \* POTENTIAL TO EXTEND (STPP)







**ABOUT THIS PROPERTY**

The front door gives access into the porch with window to side aspect and a frosted glazed door with matching side screen leads into the entrance hall which has window to side aspect, door into the double garage, stairs rising to first floor and access into the cloakroom which has frosted window to side, wood effect laminate flooring, wash hand basin with hot and cold tap with tiled splashback and low level flush WC. The light and airy lounge/dining room has window to front aspect, TV point, central brick built fireplace and sliding doors giving access to the garden room which in turn leads to the rear garden. The kitchen has window to rear aspect, frosted glazed door to side, 'Worcester' boiler, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, larder cupboard, space for fridge and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedrooms one and two both have windows to front aspect and benefit from built in wardrobes. Bedrooms three and four both have wood effect laminate flooring and windows to rear aspect with pleasant views over the rear garden with bedroom four also benefiting from a built in cupboard. The family bathroom has frosted window to rear aspect, tiled walls, wood effect laminate flooring, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn and a driveway providing off road parking for a number of vehicles in turn leading to the integral double garage which has up and over door, light, power, door to rear and space for washing machine and freezer. One of the main features of this delightful family home is the secluded rear garden which is predominantly laid to lawn with hardstanding for greenhouse, all of which are bound by timber fence and mature shrub borders. Access along the side in turn leads to the front.

As the property occupies a sizeable plot, there is potential to extend, subject to the relevant 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. 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: R1991**