

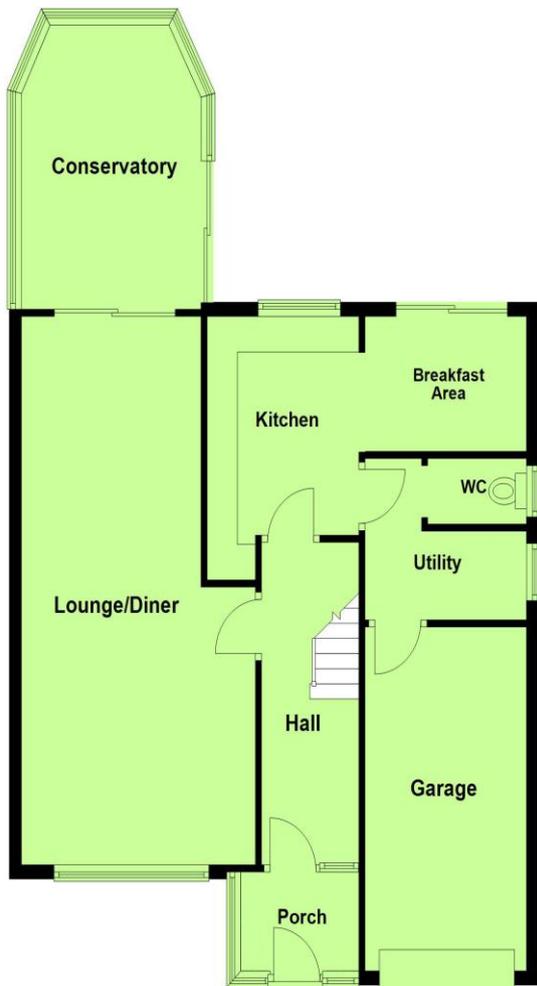
40 Rempstone Road
Merley
Wimborne BH21 1RP

Price **£499,950** Freehold



A FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME, SITUATED IN A QUIET CUL-DE-SAC LOCATION WITHIN SOUGHT AFTER SCHOOL CATCHMENTS, BENEFITTING FROM A CONSERVATORY, KITCHEN/BREAKFAST ROOM AND NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 143.2 sq. metres (1541.2 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 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 6'7" x 3'7" (2.04m x 1.12m)**
- * ENTRANCE HALLWAY 14'8" x 5'8" (4.51m x 1.76m)**
- * LOUNGE/DINING ROOM 25'2" x 12'9" (MAXIMUM) (7.68m x 3.93m)**
- * CONSERVATORY 13'3" x 9'9" (4.05m x 3.01m)**
- * KITCHEN/BREAKFAST ROOM 17'6" (MAXIMUM) x 10'9" (MAXIMUM)
(5.36m x 3.32m)**
- * UTILITY AREA 7'8" x 4'7" (2.37m x 1.43m)**
- * CLOAKROOM 5'1" x 2'4" (1.55m x 0.73m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 13'8" x 8'4" (4.21m x 2.56m)**
- * EN SUITE SHOWER ROOM 8'4" x 5'5" (2.56m x 1.67m)**
- * BEDROOM TWO 13'2" x 10'6" (4.02m x 3.23m)**
- * BEDROOM THREE 11'5" x 9'5" (3.51m x 2.89m)**
- * BEDROOM FOUR 9'8" x 8'2" (2.98m x 2.49m)**
- * FAMILY BATHROOM 8'6" x 5'7" (2.62m x 1.73m)**
- * FRONT & REAR GARDENS**
- * DRIVEWAY PARKING & SINGLE GARAGE**
- * UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed door with matching side screen gives into the porch which has tiled flooring and via a double glazed frosted door also with matching side screen gives access into the spacious entrance hall which has stairs rising to the first floor. The light and airy lounge/dining room has window to front aspect, TV point, central fireplace with inset electric fire with ornate surround and mantel and sliding patio doors leading through to the conservatory which has a number of power points and access to the rear garden. The kitchen/breakfast room has window and sliding door to rear, understairs storage cupboard, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, TV point, extractor fan and space for fridge, dishwasher and oven. The utility area has frosted window to side aspect, single sink with drainer and hot and cold taps, part tiled walls, space and plumbing for washing machine and timber door giving access to the single garage. To complete the accommodation on the ground floor is the cloakroom which has frosted window to side aspect and low level flush WC.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank, wall mounted boiler and slatted shelving. Bedroom one has window to front aspect, TV point and benefits from a range of fitted furniture to include wardrobes, cupboards, drawers and dressing table. The en suite shower room has frosted window to rear aspect, shaver point, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and separate shower cubicle with 'Triton' shower. Bedroom two has window to front aspect with pleasant views over the cul-de-sac and benefits from a fitted wardrobe with sliding doors. Bedroom three has window to rear aspect with views over the garden and also benefits from fitted wardrobes with sliding doors. Bedroom four has window to front aspect and benefits from a storage area over the stairs. The family bathroom has frosted window to rear aspect, shaver point, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and shower over.

To the front of the property is a small 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, fuse box and access into the utility area. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by mature shrub and timber fence borders. Hardstanding for summerhouse. Area to the side housing a large shed and space for a greenhouse. Access along the side leading 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: R2055