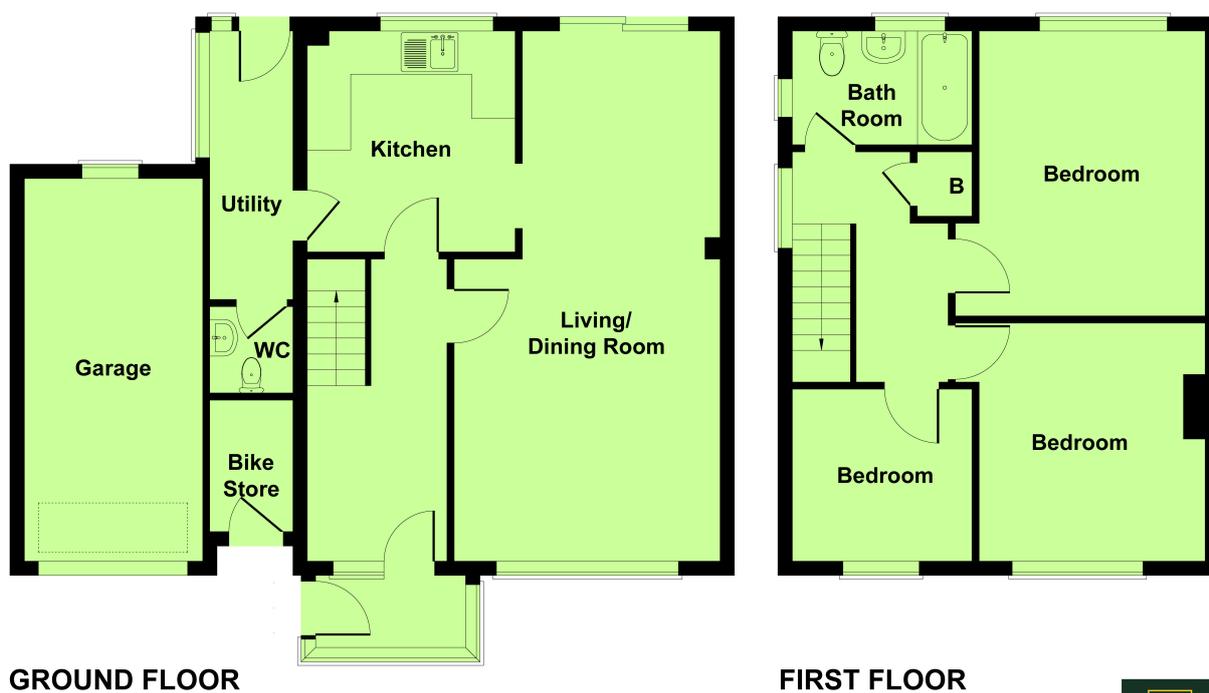


82 Chichester Walk
Merley
Wimborne BH21 1ST

Price **£390,000** Freehold



A WELL PRESENTED THREE BEDROOM
SEMI DETACHED FAMILY HOME SITUATED
IN A QUIET AND POPULAR RESIDENTIAL
LOCATION WITHIN SOUGHT AFTER
SCHOOL CATCHMENTS.



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * ENTRANCE PORCH 7'3" x 4'1" (2.2m x 1.24m)**
 - * HALLWAY 14'4" x 6' (4.38m x 1.82m)**
- * LOUNGE/DINING ROOM 25' x 12'2" (MAXIMUM) (7.62m x 3.71m)**
 - * KITCHEN 10' x 9'4" (3.04m x 2.86m)**
 - * UTILITY AREA 7'6" x 4'5" (2.31m x 1.37m)**
 - * CLOAKROOM 5' x 3'3" (1.52m x 1.00m)**
 - * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12'9" x 11'3" (3.93m x 3.44m)**
- * BEDROOM TWO 10'9" x 10'6" (3.32m x 3.23m)**
- * BEDROOM THREE 7'9" x 7'9" (2.4m x 2.4m)**
- * FAMILY BATHROOM 7'8" x 5'6" (2.37m x 1.7m)**
 - * FRONT & REAR GARDENS**
 - * DRIVEWAY PARKING**
 - * SINGLE GARAGE**
 - * UPVC DOUBLE GLAZED**
 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed frosted door gives access into the entrance porch which has frosted windows to front and side aspect and a double glazed frosted door with matching side screen leads into the spacious entrance hallway which has understairs storage cupboard, telephone point and stairs rising to the first floor. The lounge/dining room has wood effect flooring, window to front aspect, TV point and sliding patio doors leading to the rear garden. The kitchen has window to rear aspect, wood effect flooring, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap, space and plumbing for dishwasher and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The utility area has wood effect flooring, windows to rear and side, double glazed door giving access to the garden, space for tall fridge/freezer and washing machine and access into the cloakroom which has wash hand basin with mixer tap and low level flush WC.

The first floor landing has storage cupboard with slatted shelving, window to side aspect and loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the garden and bedrooms two and three both have windows to front aspect with bedroom two benefitting from a TV point. The family bathroom has frosted window to side and rear aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and p-shaped bath with mixer tap and shower over.

To the front of the property, there are areas laid to shingle and a tarmac providing off road parking for a number of vehicles in turn leading to the single garage which has electric roller up and over door, light and power. There is also access via a double glazed frosted door to the bike store. The good size rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Double glazed door giving access to the garage. Tap and security light.





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 on the left into Merley Lane which will continue into Sopwith Crescent and then Chichester Walk can be found on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band E

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: R2073