

45 Merley Gardens
Merley
Wimborne BH21 1TA

Price **£425,000** Freehold



A SUPERBLY PRESENTED TWO DOUBLE
BEDROOM DETACHED BUNGALOW SITUATED
IN A QUIET LOCATION, BENEFITTING FROM
SIZEABLE SOUTHERLY FACING REAR GARDEN
AND NO FORWARD CHAIN.

Ground Floor



Total area: approx. 88.6 sq. metres (954.0 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 13' (MAXIMUM) x 10'8" (MAXIMUM)
(3.96m x 3.29m)**
- * LOUNGE/DINING ROOM 21'2" x 15'9" (6.46m x 4.84m)**
- * CONSERVATORY 10'7" x 9'8" (3.26m x 2.98m)**
- * KITCHEN 9'6" x 8'8" (2.92m x 2.68m)**
- * BEDROOM ONE 13'8" x 9'9" (4.21m x 3.01m)**
- * BEDROOM TWO 10'1" x 9'9" (3.07m x 3.01m)**
- * FAMILY BATHROOM 5'8" x 5'5" (1.76m x 1.67m)**
- * CLOAKROOM 5'8" x 2'9" (1.76m x 0.88m)**
- * DRIVEWAY PARKING**
- * DETACHED SINGLE GARAGE**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, the UPVC double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has loft access via a hatch and two useful storage cupboards; one of which houses the wall mounted 'Worcester' boiler. The light and airy lounge/dining room has windows to front and rear, serving hatch through to kitchen, central fireplace with inset electric fire with marble effect hearth and wooden surround and mantel and sliding patio doors giving access to the conservatory which in turn leads to the rear garden. The kitchen has window to rear, frosted door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over.

Bedroom one has window to the front and benefits from a range of fitted furniture to include wardrobes and drawers. Bedroom two also has window to the front. The family bathroom has frosted window to side, wood effect laminate flooring, part tiled walls, shaver point, pedestal wash hand basin with hot and cold taps and panel enclosed bath with mixer tap, shower and folding shower screen. The separate cloakroom has frosted window to side, wood effect laminate flooring, part tiled walls and low level flush WC.

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 and via wrought iron gates the driveway leads to the detached garage which has up and over door, light, power and personal door to side. The private southerly facing rear garden has a patio running adjacent to the property providing seating in turn leading to a lawned area with mature shrub borders. Beyond the lawned area, there is a further section of garden, which is gravelled with mature shrub borders, greenhouse and garden shed, all of which are bound by timber fencing. Access along 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. Take the first turning left into Rempstone Road and then take the fourth turning on the right into Merley Gardens.

COUNCIL TAX: Band D 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: R2122