

20 Lynwood Drive
Merley
Wimborne BH21 1UG

Price **£630,000** Freehold



AN EXTREMELY WELL PRESENTED AND SPACIOUS
FOUR BEDROOM, TWO BATHROOM DETACHED
FAMILY HOME SET IN A QUIET CUL-DE-SAC IN THE
EVER POPULAR LOCATION OF MERLEY.



Total area: approx. 191.2 sq. metres (2058.1 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 HALL**

*** CLOAKROOM 5'7" x 5'6" (1.73m x 1.7m)**

*** SITTING ROOM 16'2" (MAXIMUM) x 15'9" (4.93m x 4.84m)**

*** KITCHEN/DINING ROOM 29' x 9'9" (8.83m x 3.01m)**

*** CONSERVATORY 13'7" x 12'9" (4.17m x 3.93m)**

*** UTILITY ROOM 8'6" x 5'6" (2.62m x 1.7m)**

*** BEDROOM ONE 17'4" TO WARDROBE FRONTS x 14'3" (MAXIMUM)
(5.3m x 4.35m)**

*** EN SUITE SHOWER ROOM 10'2" x 5'4" (3.1m x 1.64m)**

*** BEDROOM TWO 12'1" x 10'3" (3.68m x 3.13m)**

*** BEDROOM THREE 9'3" x 8'5" (2.83m x 2.59m)**

*** BEDROOM FOUR 8'8" x 8'5" (2.68m x 2.59m)**

*** FAMILY BATHROOM 9'3" x 5'8" (2.83m x 1.76m)**

*** DOUBLE GARAGE & OFF ROAD PARKING**

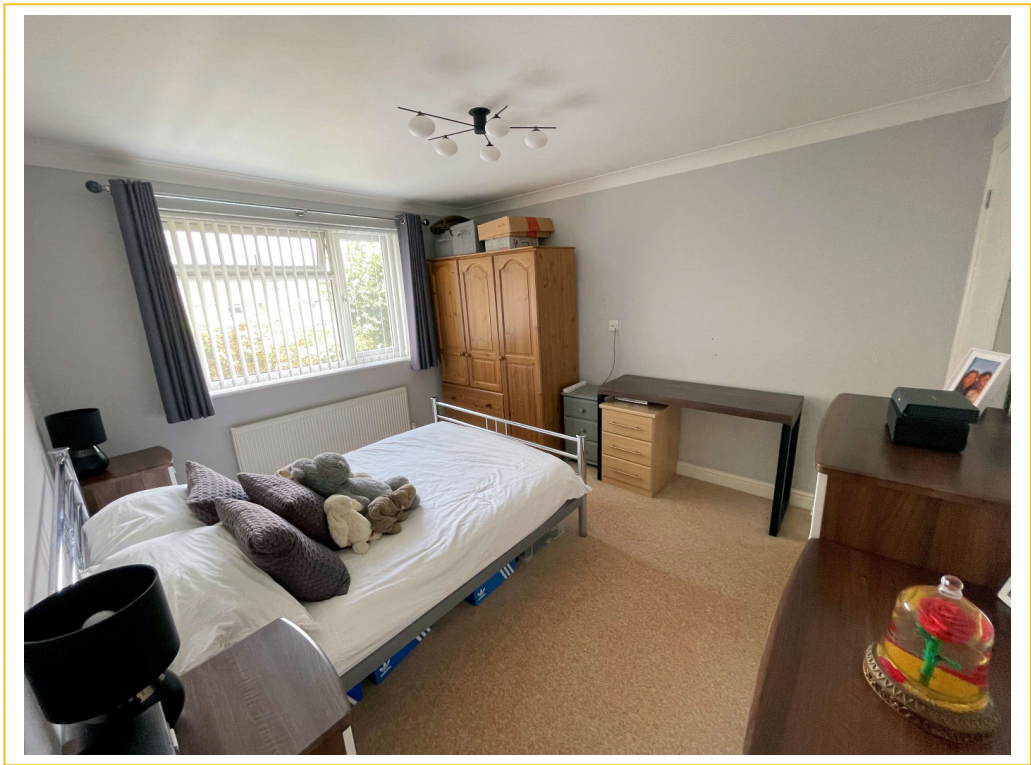
*** FRONT & REAR GARDENS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The front door leads into the entrance hallway with understairs storage cupboard. Ground floor cloakroom with low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, part tiled walls, tiled floor and fitted mirror. The sitting room is to the front of the property with feature fireplace, surround and hearth and double opening doors to the dining area. The very spacious kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated double oven and four ring burner induction hob, integrated dishwasher, upright fridge/freezer and part tiled walls. The kitchen is open plan to the dining area with double opening doors to the sitting room and sliding doors to the conservatory with triple aspect windows and double opening doors to the rear garden. The utility room has a range of wall mounted and base storage cupboards, roll top worksurface, single bowl single drainer stainless steel sink unit with mixer tap, part tiled walls, space and plumbing for washing machine and tumble dryer and door to side.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space, built in airing cupboard housing the gas fired central heating boiler with slatted shelving. Bedroom one is to the front of the property with built in furniture including wardrobes. The en suite shower room with fully tiled shower cubicle, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror above, fully tiled walls and floor and wall mounted heated towel rail. Bedrooms two, three and four are all to the rear of the property with built in wardrobes. The family bathroom comprises low level flush WC, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, fitted mirror above, wall mounted heated towel rail and fully tiled walls and floor.

To the front of the property, there is a lawned area with shrub borders and a paved driveway providing off road parking for numerous vehicles in turn leading to the double garage. The rear garden is mainly laid to paved patio and lawn with shrub and herbaceous borders.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Lynwood Drive is the third turning on the left hand side.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2141