

306 Rempstone Road
Merley
Wimborne BH21 1SZ

Price **£475,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME SITUATED WITHIN
SOUGHT AFTER SCHOOL CATCHMENTS AND
OFFERED TO THE OPEN MARKET WITH NO
FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 137.5 sq. metres (1480.4 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 8'2" X 5'1" (2.49m x 1.55m)
- * HALLWAY 9'5" X 6'1" (2.89m x 1.85m)
- * CLOAKROOM 7'5" X 3'2" (2.28m x 0.97m)
- * LOUNGE/DINING ROOM 22'9" X 15'3" MAXIMUM (6.97m x 4.66m)
- * CONSERVATORY 14'1" X 12'1" (4.29m x 3.68m)
- * KITCHEN 13' X 11'5" (3.96m x 3.50m)
- * STAIRS RISING TO FIRST FLOOR
- * BEDROOM ONE 13'4" X 12'1" (4.08m x 3.68m)
- * BEDROOM TWO 11'5" X 10' (3.50m x 3.0m)
- * BEDROOM THREE 12' X 8'7" (3.65m x 2.65m)
- * BEDROOM FOUR 8'9" X 8'6" (2.71m x 2.62m)
- * FAMILY BATHROOM 6'4" X 5'6" (1.95m x 1.70m)
- * DRIVEWAY PARKING
- * SINGLE GARAGE
- * FRONT AND REAR GARDENS
- * UPVC DOUBLE GLAZED
- * GAS FIRED CENTRAL HEATING







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the porch which has window to side, wood effect laminate flooring and via a double glazed frosted door with matching side screen gives leads into the entrance hallway which has stairs rising to the first floor and access into the cloakroom which has frosted window to side, vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. The light and airy lounge/dining room has window to front, TV point, telephone point, central fireplace with inset electric fire and double opening doors leading through to the conservatory which in turn leads out to the rear garden. The modern fitted kitchen has window to rear, frosted door to side, range of wall and floor mounted cupboards, worksurfaces over, single sink with drainer and mixer tap, nest of three pan drawers, useful understairs storage cupboard, space for tall fridge/freezer and washing machine and integrated appliances to include dishwasher, double oven, four ring gas 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 and benefit from built in wardrobes/cupboard and bedrooms three and four both have windows to rear with pleasant views over the garden with bedroom three benefitting from a built in cupboard. The family bathroom has frosted window to rear, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and panel enclosed bath with mixer tap.

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 in turn leading to the garage which has up and over door, power and light. The westerly facing rear garden has a patio providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hard stand for shed. Access down 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. 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: R2142