

52 Merley Lane
Merley
Wimborne BH21 1RY

Price **£595,000** Freehold



A DECEPTIVELY SPACIOUS FOUR BEDROOM,
THREE BATHROOM DETACHED CHALET STYLE
PROPERTY, OCCUPYING A MATURE AND
SIZEABLE PLOT AND OFFERED TO THE OPEN
MARKET WITH NO FORWARD CHAIN.



GROUND FLOOR

FIRST FLOOR

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



- * ENTRANCE PORCH & ENTRANCE HALLWAY**
- * SITTING ROOM 18'7" x 14'2" (5.69m x 4.32m)**
- * DINING AREA 14'6" x 7'3" (4.45m x 2.22m)**
- * KITCHEN/BREAKFAST ROOM 24'8" x 8'8" (7.55m x 2.68m)**
- * STUDY/BEDROOM FOUR 8'3" x 7'3" (2.52m x 2.22m)**
- * BEDROOM TWO 13'8" x 12' (4.21m x 3.65m)**
- * DRESSING AREA 5'7" TO WARDROBE FRONT x 4'7" (1.73m x 1.43m)**
- * EN SUITE BATHROOM 8'8" x 8' (2.68m x 2.43m)**
- * BEDROOM THREE 12'9" x 10'8" (3.93m x 3.29m)**
- * FAMILY SHOWER ROOM 8'5" x 5'4" (2.59m x 1.64m)**
- * RETURN STAIRCASE LEADING TO FIRST FLOOR**
- * BEDROOM ONE 18'7" x 15'3" (5.69m x 4.66m)**
- * EN SUITE BATHROOM 8'8" x 8'4" (2.68m x 2.56m)**
- * DETACHED DOUBLE GARAGE 17'7" x 16'4" (5.39m x 4.99m)**
- * AMPLE OFF ROAD PARKING**
- * FRONT & REAR GARDENS**
- * DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The front door with matching glazed side panels leads into the entrance porch with further timber door with side screens giving access into the entrance hallway which has stairs rising to the first floor and three useful storage cupboards, one of which houses the boiler. The light and airy sitting room has sliding patio doors to the rear garden, TV point, central fireplace with inset gas fire with marble effect hearth and wooden surround and mantel and an archway leading through to the dining area which has window to front. The kitchen/breakfast room has window and door to rear, double opening doors leading to the sitting room, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap and space for washing machine, dishwasher, oven, tumble dryer and fridge/freezer. The study/bedroom four has window to front.

Bedroom two has sliding patio doors leading to the rear garden with an archway to the dressing area which has fitted wardrobes with sliding mirrored doors and access into the en suite bathroom with frosted window to side, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap, shower cubicle with shower and panel enclosed bath with mixer tap with shower attachment over. Bedroom three has window to front. The family shower room has frosted window to side, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

The first floor landing has access to eaves storage. Bedroom one has window to rear, telephone point, fitted wardrobe with sliding mirrored doors and access into the en suite bathroom which has Velux window to side, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and corner bath with mixer tap and shower attachment.

To the front of the property are areas laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading along the side of the property to the detached double garage which has electric up and over door, light, power and window to side. The secluded and southerly facing rear garden has a patio running adjacent to the property providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub 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. Turn left into Rempstone Road and at the T-junction turn right into Merley Lane.

COUNCIL TAX: Band F 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: R2144