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**Merley**  
**Wimborne, Dorset, BH21 1SX**

# Merley, Wimborne, Dorset, BH21 1SX

## FREEHOLD PRICE GUIDE £400,000

An immaculately presented and spacious four bedroom detached family home with beautifully landscaped garden, off road parking and garage.

- Large entrance tiled porch
- Entrance hallway with downstairs cloakroom
- Dual aspect sitting/dining room with stone fireplace and inset gas fire, bi fold doors leading on to patio and garden
- Fully fitted kitchen with ceramic hob and dual oven, rear aspect window and door to garden
- Four good size bedrooms
- Master bedroom with built in mirror fronted wardrobes
- White three piece bathroom suite with electric shower
- Double glazing and gas heating
- Tarmac driveway leading to garage
- Superb landscaped rear garden with abundance of flowers, trees and shrub borders, patio, summer house and greenhouse

This family home is situated in a popular location and is conveniently located in Merley which benefits from a number of parks, shopping centre and well sought after local schools. Wimborne town centre is approximately 3 miles away offering further amenities including shops, restaurants, coffee shops and the popular Tivoli theatre.

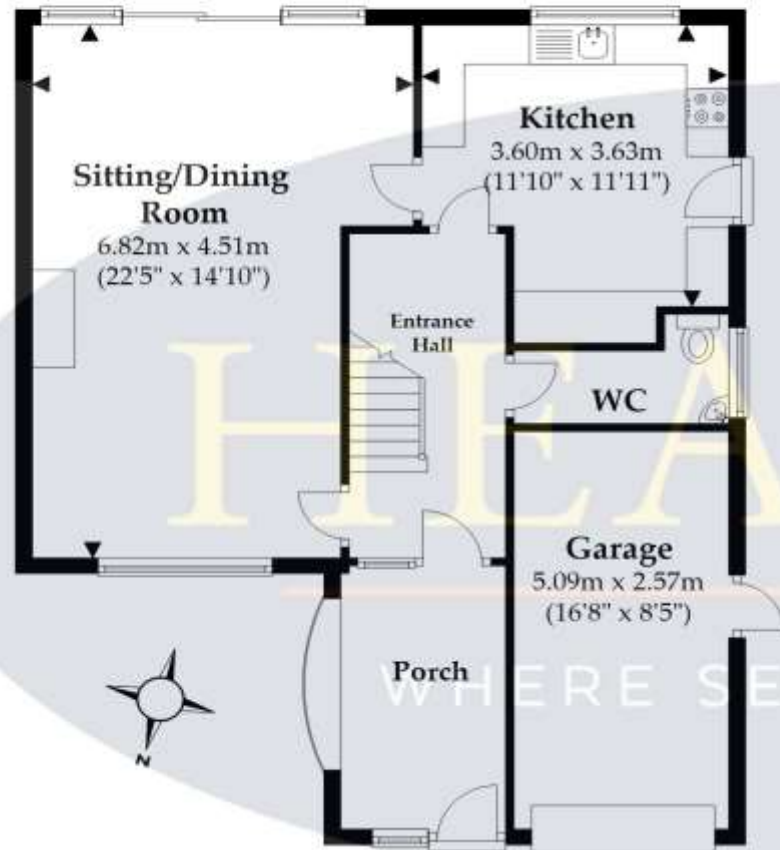
COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



## Ground Floor


Approx. 72.1 sq. metres (775.6 sq. feet)



## First Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



Total area: approx. 128.2 sq. metres (1380.4 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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