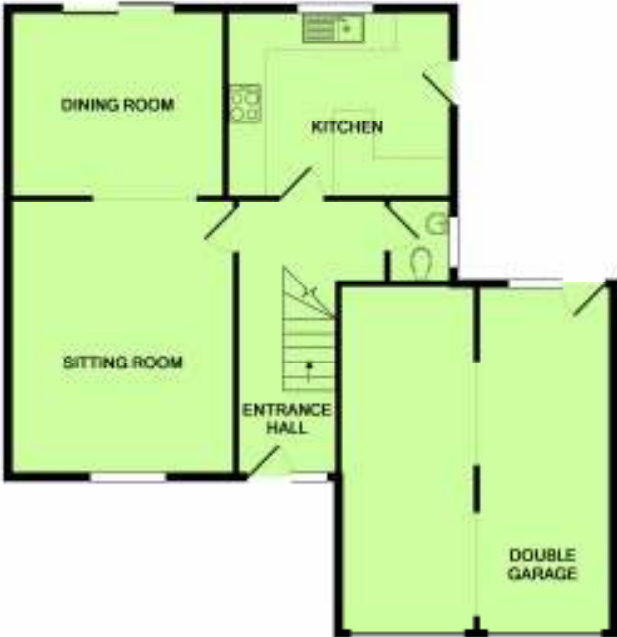


42 De Haviland Close  
Merley  
Wimborne BH21 1XU

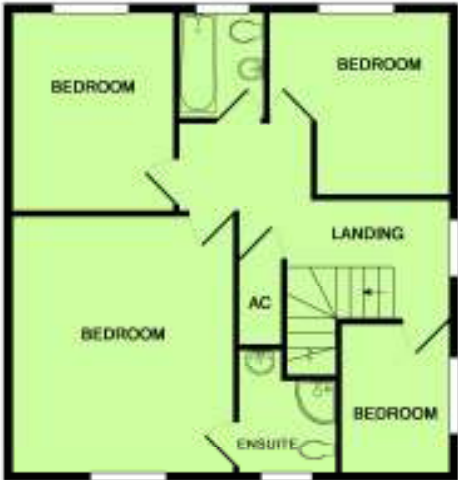
Price **£450,000** Freehold



A VERY WELL PRESENTED AND SPACIOUS  
FOUR BEDROOM DETACHED FAMILY  
HOME SITUATED IN A SOUGHT AFTER  
CUL-DE-SAC IN MERLEY.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.  
Made with Metropix ©2018

- \* ENTRANCE HALL**
- \* GROUND FLOOR CLOAKROOM**
- \* SITTING ROOM 14'5" x 12'**
- \* DINING ROOM 11'4" x 9'8"**
- \* KITCHEN/BREAKFAST ROOM 14'6" x 9'8"**
- \* FIRST FLOOR LANDING**
- \* BEDROOM ONE 13'8" x 11'9"**
- \* EN SUITE SHOWER ROOM 6'7" (MAXIMUM) x 5'9"**
- \* BEDROOM TWO 10'6" x 8'7"**
- \* BEDROOM THREE 10'2" x 9'9"**
- \* BEDROOM FOUR 8'1" x 7'9"**
- \* FAMILY BATHROOM 7'3" x 6'7"**
- \* DOUBLE GARAGE AND DRIVEWAY**
- \* ATTRACTIVE FRONT AND REAR GARDENS**
- \* GAS FIRED CENTRAL HEATING**
- \* DOUBLE GLAZED**







**ABOUT THIS PROPERTY**

Glazed front door leads to the entrance hall with understairs storage cupboard. Ground floor cloakroom with obscured double glazed window, sink unit with mixer tap and vanity unit beneath, low level WC and part tiled walls. The sitting room is to the front of the property overlooking the front garden with an archway through to the dining room which in turn leads to the rear garden via sliding double glazed door. The kitchen/breakfast room overlooks the rear garden and has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, four ring burner halogen hob with extractor fan above, roll top work surfaces, part tiled walls, breakfast bar, space and plumbing for washing machine and dishwasher, integrated combination oven, microwave and additional oven, wall mounted 'Worcester' gas fired central heating boiler fitted within the last 12 months and glazed door to the rear garden.

Stairs lead from the entrance hall to the first floor landing where there is access to the loft space and a built in airing cupboard with fitted slatted shelving and hot water tank and pump, again fitted in the last 12 months. Bedrooms one and four are to the front of the property; with bedroom one benefitting an en suite shower room which is fully tiled and has a pedestal wash hand basin with mixer tap, mirrored medicine cabinet above, corner shower cubicle, close coupled WC, wall mounted heated towel rail and obscured glazed window. Bedrooms two and three overlook the rear garden and the family bathroom comprises fully tiled walls and floor, panel enclosed bath with mixer tap and shower with shower screen, close coupled WC, pedestal wash hand basin with mixer tap, wall mounted heated towel rail and obscured glazed window.

The front garden is mainly laid to lawn with shrub and herbaceous borders and a tarmac driveway provides off road parking and leads to a double garage. The rear garden again is mainly laid to lawn with shrub and herbaceous borders, greenhouse, paved patio area and a personal door to the double garage which has power, light and overhead storage.



**DIRECTIONS:**

From Broadstone Centre proceed to the Clarendon Road 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 fifth turning on the left into Merley Lane which will lead into Sopwith Crescent. After approximately half a mile De Haviland Close can be found on the right hand side.

**COUNCIL TAX:** Band E Poole Borough Council.

**VIEWING:** Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

**Energy Performance Certificate**

**42, De Haviland Close, WIMBORNE, BH21 1XU**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8738-6128-5580-8255-5996
<b>Date of assessment:</b> 15 August 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 16 August 2018	<b>Total floor area:</b> 99 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,058</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="background-color: #4F81BD; color: white; padding: 10px; border: 1px solid #0070C0; width: fit-content; margin: 0 auto;">                     You could save £ 285 over 3 years                 </div>
Heating	£ 1,440 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 387 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 2,058</b>	<b>£ 1,773</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 147
2 Solar water heating	£4,000 - £6,000	£ 135
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 978

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**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: R1123**