



Offers In Excess Of

£500,000

MERLEY WAYS, WIMBORNE BH21 1QW

Freehold



- ◆ DETACHED BUNGALOW
- ◆ CORNER PLOT POSITION
- ◆ TWO DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SECLUDED REAR GARDEN
- ◆ OFF ROAD PARKING
- ◆ DETACHED SINGLE GARAGE
- ◆ DOUBLE GLAZED AND GAS FIRED HEATING

A generous, two bedroom, detached bungalow positioned within a corner plot, boasting a detached single garage and scope to extend (STPP).

Property Description

Merley Ways is a circular road comprising of a selection of detached houses and bungalows, with this particular property being situated in the south west corner of the development. The bungalow has a slightly elevated position from the kerb, giving it a degree of privacy. The accommodation currently offers a generous entrance hallway, which is central to the home, and there are two double bedrooms, living room, bathroom and kitchen. The hallway lends itself to the addition of a staircase to develop the loft space and, in our opinion, the home lends itself to extension (STPP). Furthermore, the home benefits from gas fired heating as well as double glazing throughout.





Gardens and Grounds

The gardens have been meticulously cared for and are primarily laid to kept lawns with a variety of mature shrub beds and borders. There is a block paved driveway suited to two vehicles and this provides access to the detached single garage. The rear garden has been laid to artificial lawn and has a courtyard feel about it, offering privacy and seclusion.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town dating back more than 50 years and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 958 sq ft (89 sq m)

Heating: Gas fired (Boiler 2 years old)

Glazing Double glazed

Parking: Detached single garage

Garden: South West

Main Services: Electric, water, gas, telephone, drains

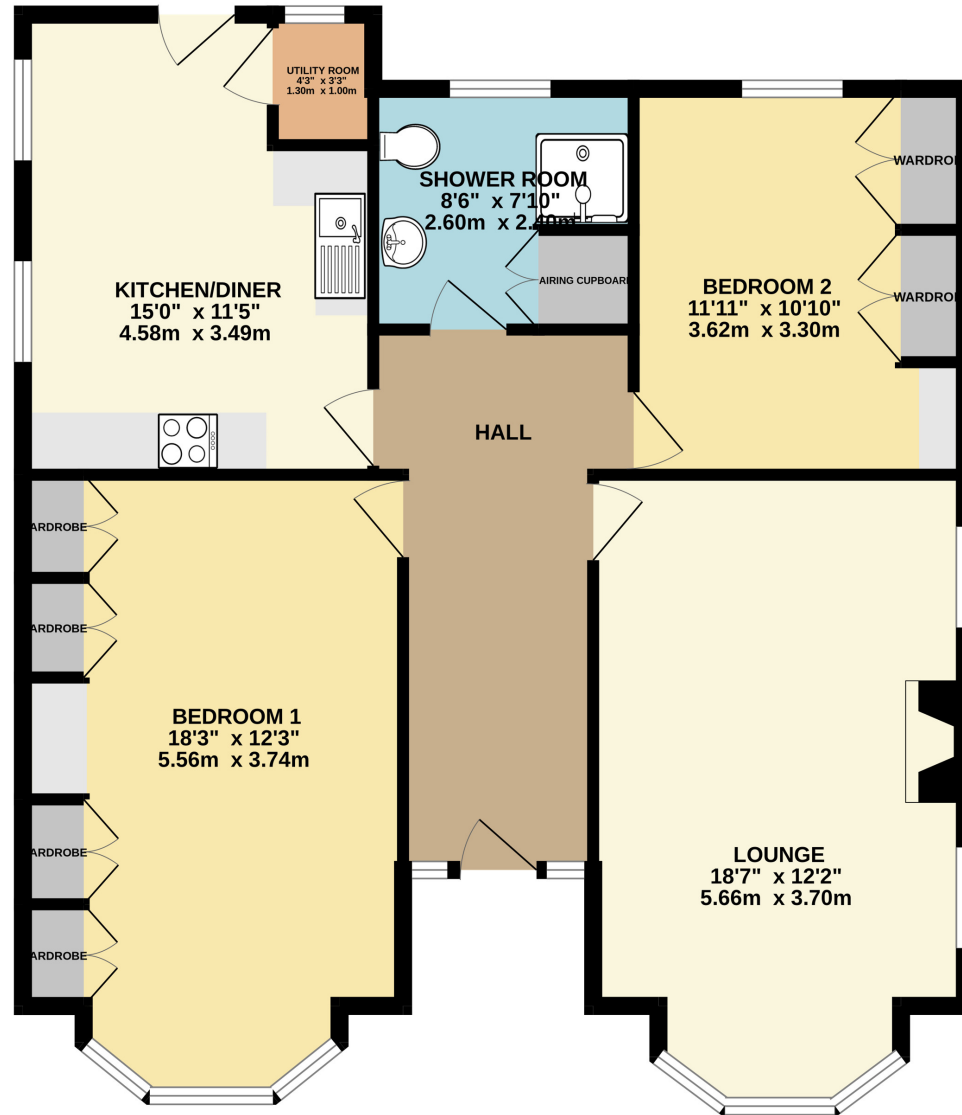
Local Authority: BCP Council

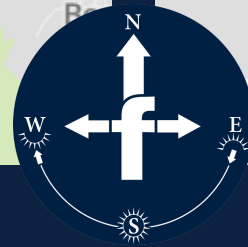
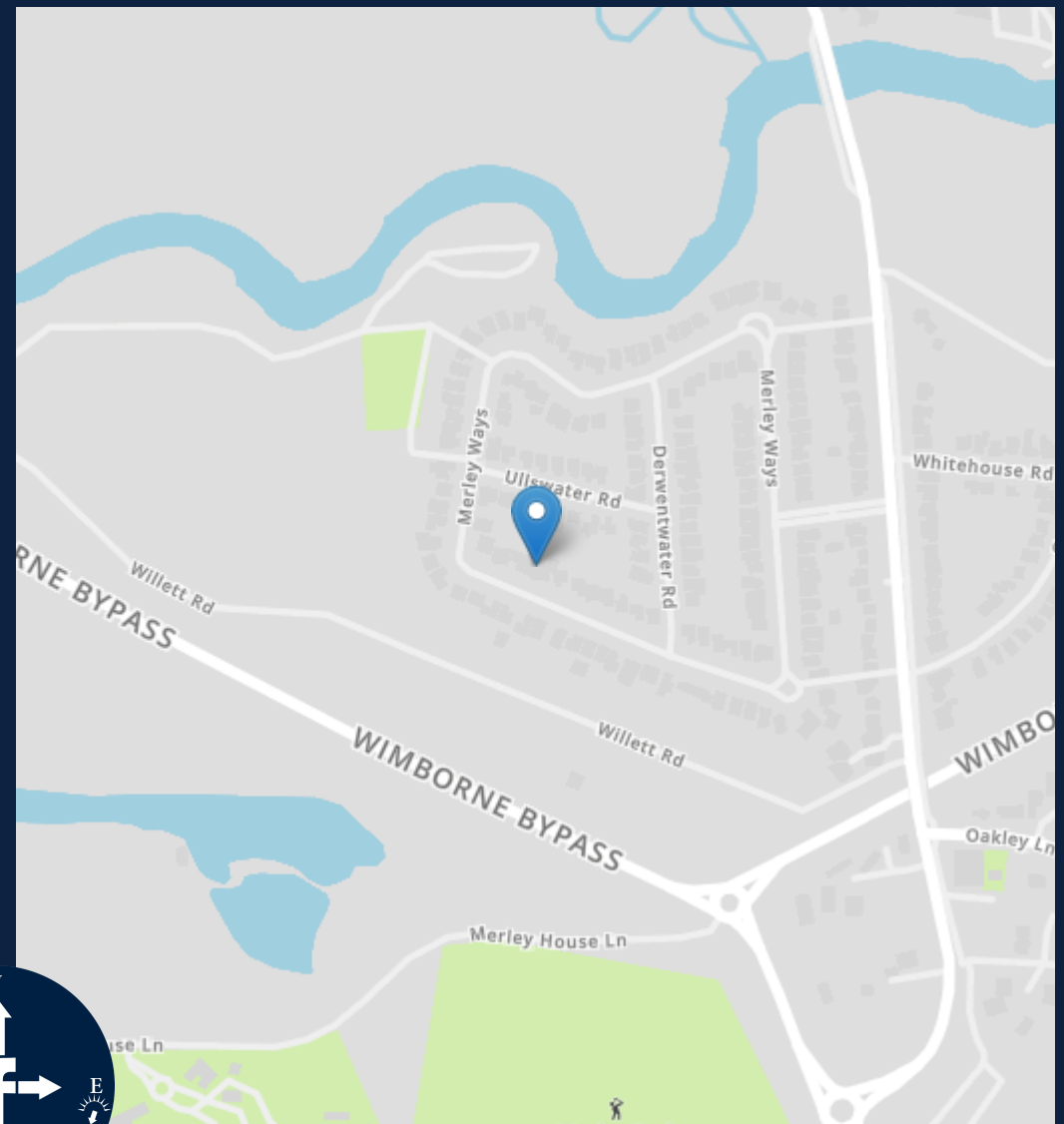
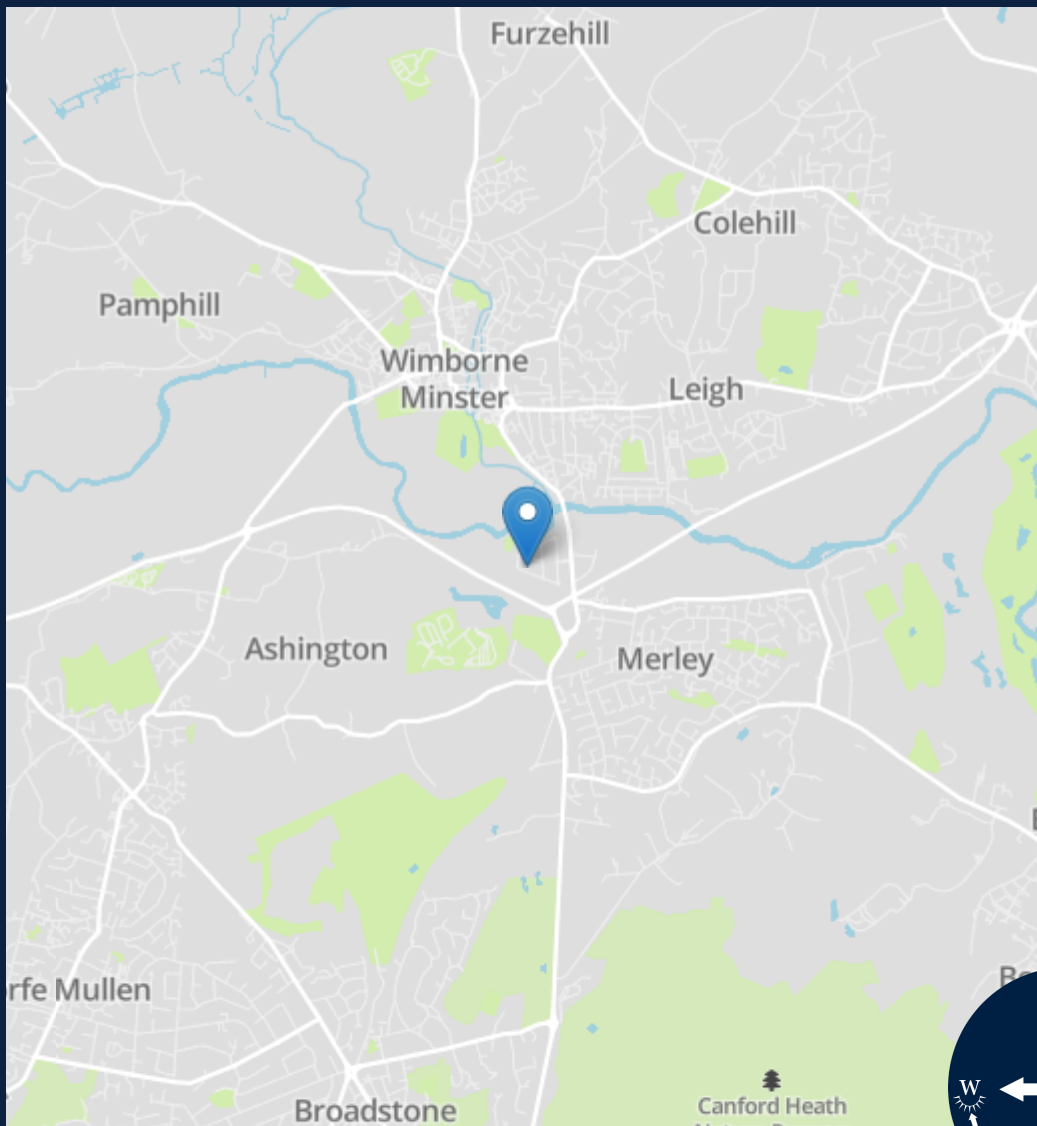
Council Tax Band: D





GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	76
D (55-68)	
E (39-54)	49
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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