



Asking Price

£675,000

Freehold

MERLEY WAYS, WIMBORNE BH21 1QR



- ◆ DETACHED FAMILY HOME
- ◆ FOUR WELL PROPORTIONED BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ QUIET RESIDENTIAL LOCATION
- ◆ TANDEM GARAGE
- ◆ THREE RECEPTION ROOMS
- ◆ PRIVATE SOUTH ASPECT GARDEN
- ◆ SOLE AGENTS

A well proportioned and versatile four bedroom, detached house benefiting from a tandem garage, private rear garden, conservatory and being positioned within a quiet residential location. Sole Agents.

Room Description

Merley Ways is located between Wimborne and Merley and offers a quiet residential location with views towards Wimborne and beyond. This particular home sits centrally on its plot and the accommodation offers a generous L shaped living room, formal dining room with open fire place, study, modern fitted kitchen and cloakroom to the ground floor with four generously sized bedrooms and family bathroom to the first floor. A conservatory has been added to the rear elevation and in our opinion there is scope to extend the property further (STPP). The home has been entirely double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

The front garden is laid to a kept lawn and there is a tarmac driveway suited to several vehicles. The driveway leads to the left hand side of the home and in turn gives access to the attached tandem garage with electric door. The rear garden is stepped and split into two principle areas. Immediately adjoining the rear elevation is a paved patio and from there steps lead up to a lawned area. The garden has privacy and the boundaries are clearly defined by mature hedges and closed panel fencing.

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 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: 1656 sq ft (153.85 sq m)

Heating: Gas fired (Vented) serviced regularly

Glazing: Double glazed

Parking: Driveway & tandem garage

Garden: South facing

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

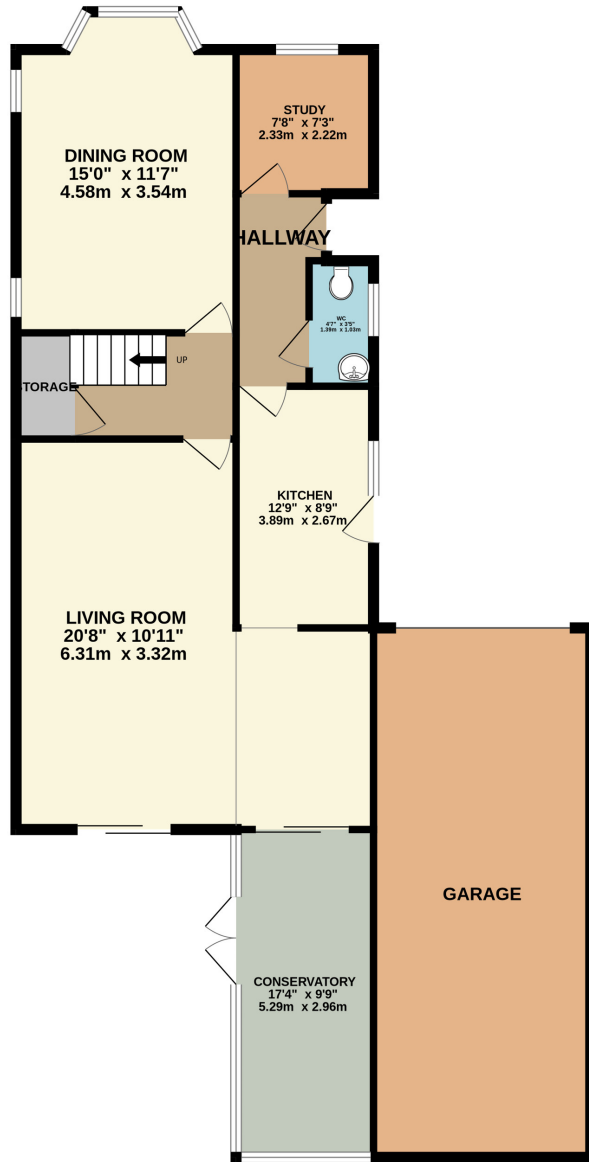
Local Authority: BCP Council

Council Tax Band: E

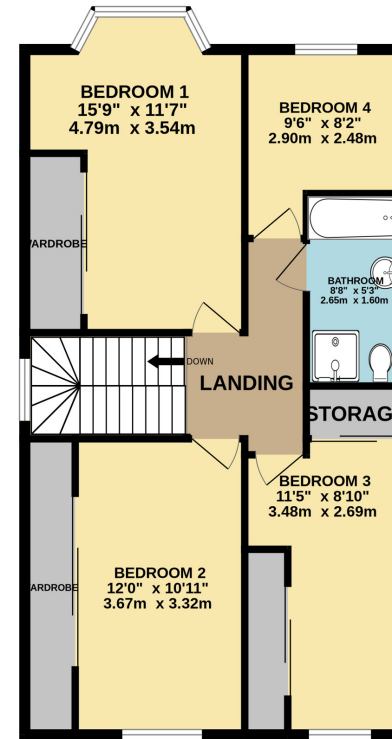


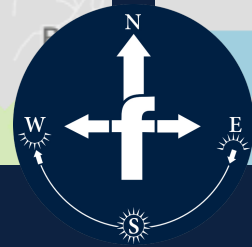
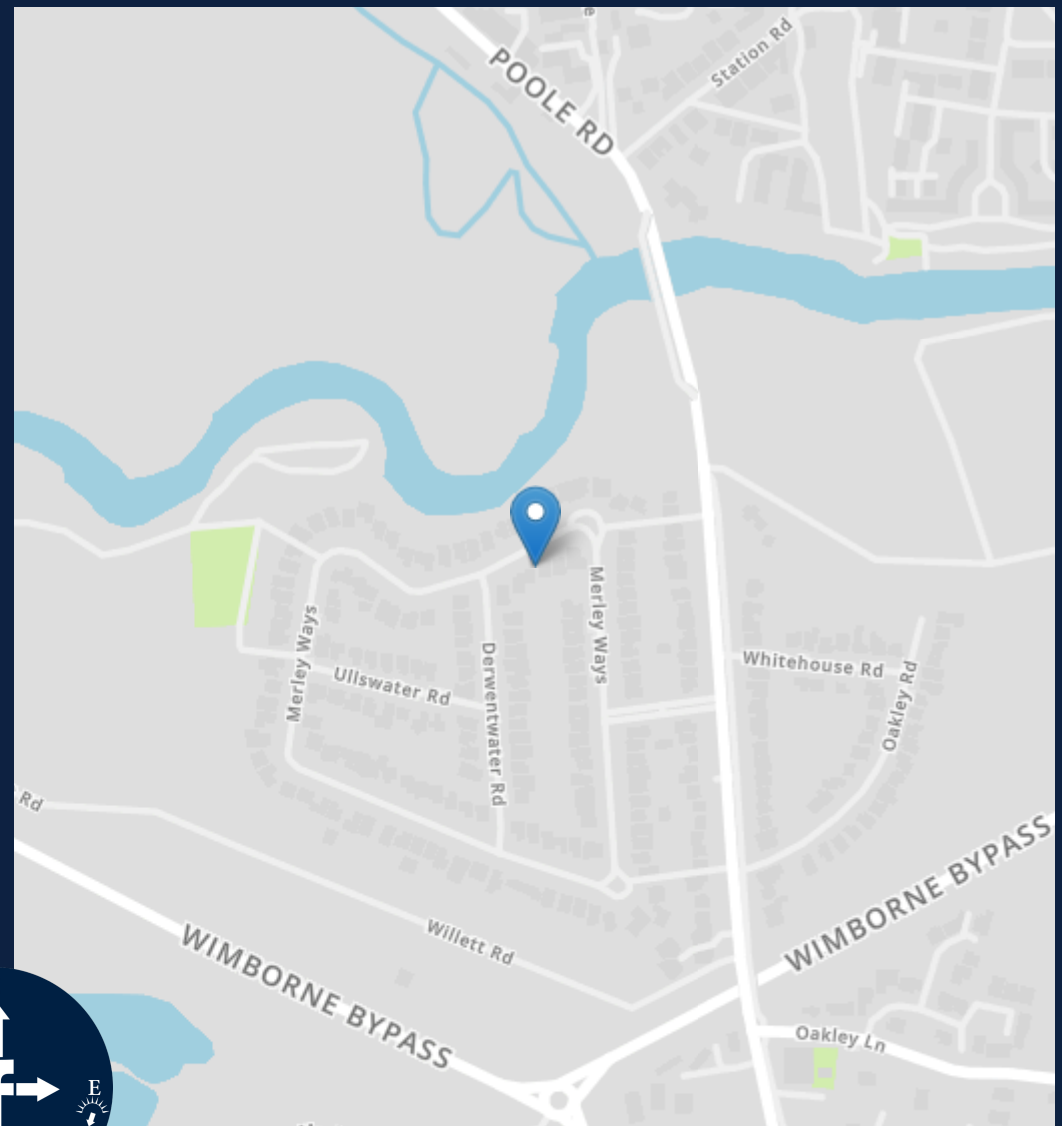
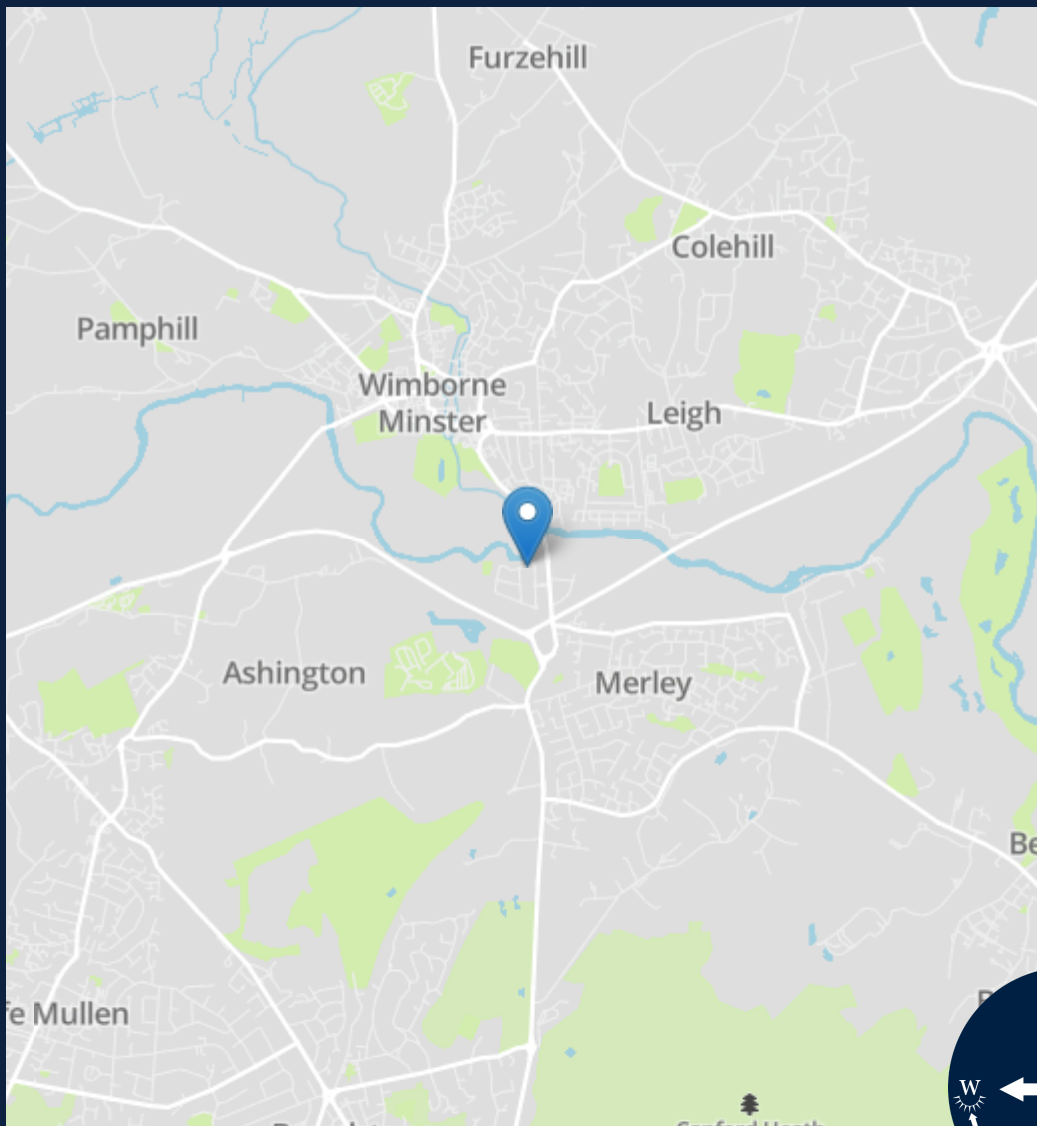


GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 70	Potential: 81

England, Scotland & Wales

EU Directive 2002/91/EC



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