

1 HUNTINGDON DRIVE, WIMBORNE, DORSET, BH21 1TD

OIEO £450,000 FREEHOLD



A well-proportioned, three double bedroom detached bungalow situated in the popular residential village of Merley, on a corner plot with wrap around gardens. Offering a generous sitting room with parquet flooring, a separate dining room, a refitted family bathroom with shower, a garage and a good-sized rear garden. An excellent bungalow in a quiet residential setting within easy reach of Wimborne town centre.



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DESCRIPTION:

Entered via a front entrance lobby, the accommodation leads directly to a cloakroom/WC with wash basin unit and obscured glazed window, and through to the sitting room beyond. The sitting room is a notably generous reception laid with a herringbone parquet floor, opening to the dining area and further access through to the rest of the accommodation. The dining room has patio doors leading out to the courtyard and connects directly to the kitchen, which is fitted with white units beneath dark grey worktops and a stainless steel sink set below a large window overlooking the side return. Appliances include a built-in Neff oven and Siemens hob, with space for a fridge-freezer, washing machine and dishwasher.

An internal hall off the dining space gives access to the three bedrooms and the family bathroom. Bedroom one is a generous double with a window to the front elevation. Bedroom two and three also face the rear garden. The family bathroom has been refitted to a good standard with blue metro-tiled walls, a grey laminate flooring, a Carron whirlpool panelled bath with chrome mixer tap, a separate shower enclosure, a chrome ladder towel radiator, WC and wash basin.












SIEMENS












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To the front, the property presents well with an area of lawn and two raised planters flanking the approach. A tarmac driveway to the right provides off-road parking and leads to the integral garage with white roller door. The rear garden is a particular feature, offering a good depth of level ground laid mainly to lawn with established shrub borders and boundary planting providing privacy. A paved patio runs across the rear of the property, well-suited for outdoor seating and entertaining, with a further enclosed courtyard area to the side —providing a sheltered, secondary outdoor space. The garden contains a timber climbing frame and children's play area.

LOCATION:

Merley is a popular residential suburb lying immediately to the south of Wimborne Minster, well regarded for its quiet streets and close proximity to a wide range of everyday amenities. Families are well served by a selection of local schools, including Merley First School in the village itself, with Wimborne's range of middle and upper schools and the Queen Elizabeth's School sixth form within convenient reach.





1 Huntingdon Drive, Merley

Approximate Gross Internal Area :- 110 sq mt / 1186 sq ft



For identification purposes only, not to scale, do not scale

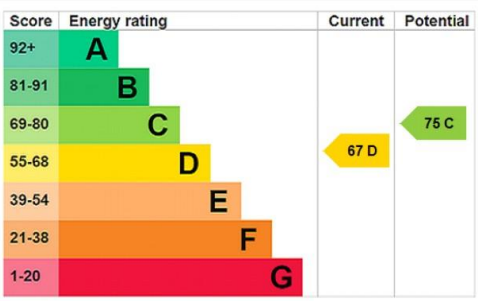
Created using existing drawings and dimensions

DIRECTIONS:

From our office in East Street, Wimborne, proceed up Poole Road towards Oakley Hill. At the traffic lights before the Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight and then at the end of that road turn left onto Merley Lane. Take the 2nd right-hand turn into Merley Gardens and Huntingdon Drive will be the 2nd turning on the left.

Council Tax Band - E

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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