33 COUNTESS CLOSE, MERLEY,
WIMBORNE, DORSET, BH21 1UJ

£565,000 FREEHOLD

A BEAUTIFULLY UPDATED AND MAINTAINED MODERN 4 BEDROOM DETACHED FAMILY HOUSE IN A SMALL CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Presented in exemplary condition, the property has been refurbished and re-decorated and features a modern kitchen, bathroom and shower room, a garage, ample off road parking, and a private, landscaped rear garden with a gate to the public footpath leading to the local park and shops.

The property benefits from a gas central heating system, the boiler for which was replaced in 2020, UPVC double glazing and some Karndean flooring.

DESCRIPTION:

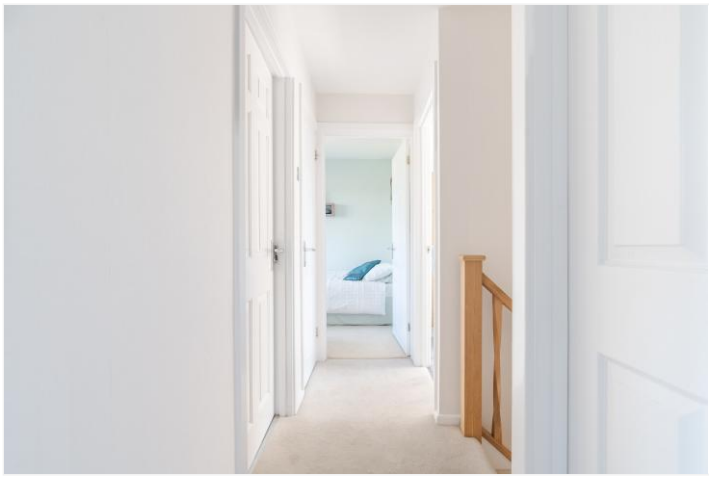
A pillared entrance porch and front door lead to an entrance lobby with Karndean flooring, storage cupboard and door to the garage. The reception hall has Karndean flooring, and an under stairs cupboard (with fitted light). There is a ground floor shower room with fully tiled walls, shower, wash basin and WC.

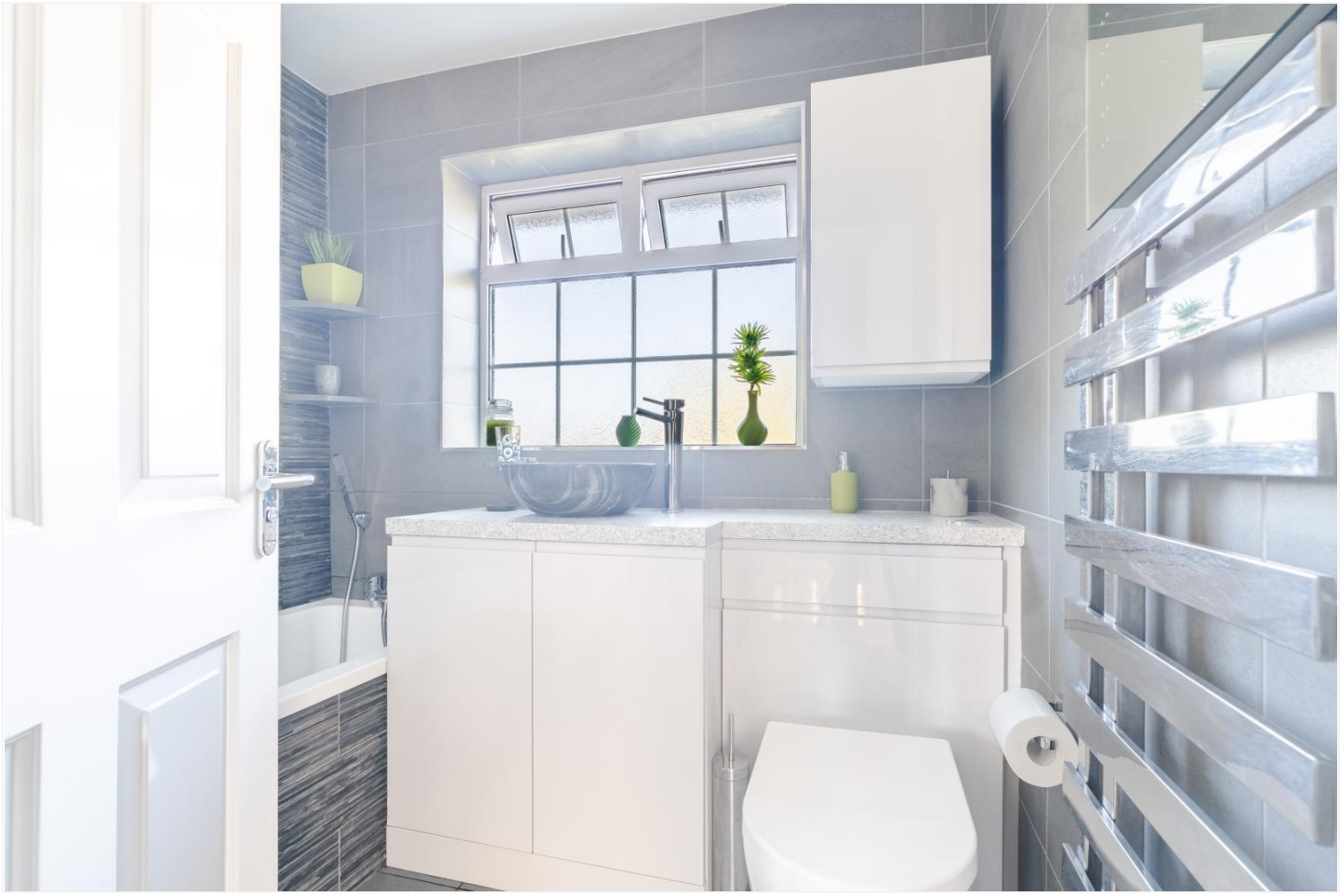
The spacious open plan dual aspect lounge/dining room has a decorative fireplace (with inset electric fire), and leads into a conservatory with Karndean flooring, electric under floor heating, recessed lighting, and French doors to the rear garden. Accessible from both the hall lounge/dining room, the kitchen/breakfast room has contemporary high gloss units, worktops, integrated Hotpoint electric double oven, Hotpoint 4-burner gas hob, extractor, gas central heating boiler (fitted in 2020), space for upright fridge-freezer, breakfast bar, and door to outside (with canopy over).

A staircase with oak handrail and spindles leads to the first floor landing which has an airing cupboard, and access to the loft (with fitted light). There are 4 bedrooms, 3 of which have built-in wardrobes, and a refurbished family bathroom with bath, circular wash basin, concealed cistern WC, towel radiator and fully tiled walls.

A wide block paved driveway provides ample off road parking and leads to an integral garage with up-and-over door, power, lighting, personal side door, and utility area (with plumbing for washing machine, space for tumble dryer). To the side of the house is a covered canopy area with a water tap. The nicely enclosed rear garden has recently been landscaped with a paved patio, lawn, exterior power and lighting, sleeper-edged borders, raised beds, and rear gate to a public footpath leading to the park and local shops.

Council Tax: Band E



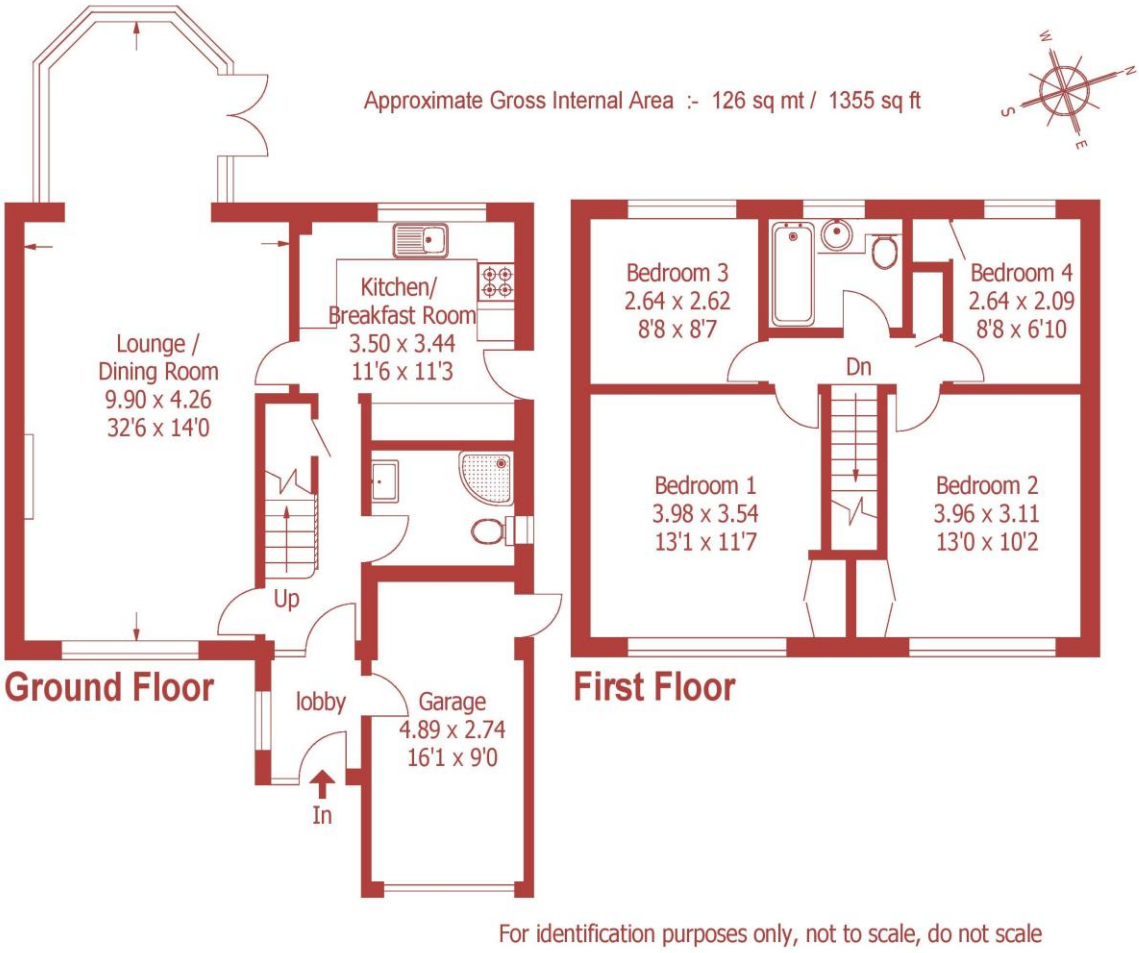


LOCATION:

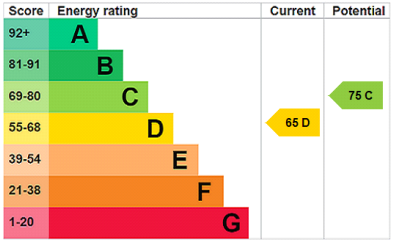
Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the third turning on the left into Lynwood Drive, and turn second left into Countess Close. Number 33 can be found in the first cul-de-sac on the left.



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.



DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk