



216 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1UA
£425,000 FREEHOLD

A 3 BEDROOM DETACHED HOUSE WITH A SPACIOUS GARDEN, OFF ROAD PARKING AND A GARAGE, IN A QUIET CUL-DE-SAC ON THE POPULAR MERLEY DEVELOPMENT.

SUMMARY:

Traditionally constructed in 1977 by Comben Homes, and owned by our clients since new, the house has facing brick elevations under a concrete interlocking tiled roof.

AT A GLANCE

- 25ft living/dining room
- Conservatory
- Ground floor cloakroom & first floor wet room
- Spacious garden
- Garage and off road parking



DESCRIPTION:

The reception hall has an under stairs storage recess and leads to a cloakroom (with WC and wash basin.)

The dual aspect living/dining room has a decorative fireplace with electric fire, and sliding doors to a rear conservatory (with ceramic tiled floor, plumbing for washing machine, and double glazed door to the rear garden.

The kitchen comprises units, worktops, ceramic hob, electric double oven, space for upright fridge-freezer, space and plumbing for dishwasher, and double glazed door to outside.

The first floor landing has a loft access and a large, walk-in airing cupboard (with fitted light, Worcester gas central heating boiler and ample drying space.) Bedrooms 1 and 2 have built-in wardrobes, and bedroom 3 has a shelved alcove.

The wet room, which was fitted about 4 years ago, comprises shower, wash basin and WC.



The open plan front garden is lawned, with flower beds and heathers. A long driveway provides ample parking and leads to a detached garage/workshop (with up-and-over door, lighting, power points, rear window and door.) A side gate leads to a nicely enclosed rear garden with patio, lawn, raised borders and timber shed.

LOCATION:

Merley offers local shops, a health practice, a First School 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.

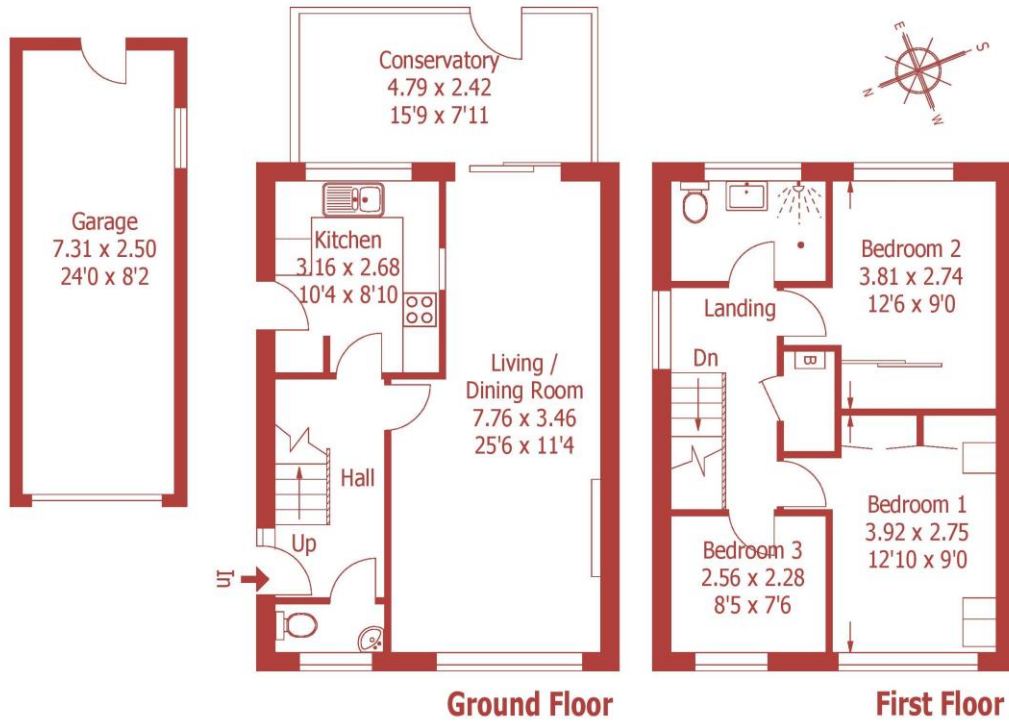
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane. Turn right into Oakley Straight, and left into Sopwith Crescent. Number 216 can be found in a cul-de-sac on the right hand side.



Approximate Gross Internal Area :- 96 sq m / 1032 sq ft
 Garage Approximate Gross Internal Area :- 18 sq m / 197 sq ft



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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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