



340 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1XF  
**£320,000 FREEHOLD**

## **A RECENTLY REFURBISHED 2 BEDROOM SEMI-DETACHED BUNGALOW SET BACK FROM THE ROAD WITH AN ATTRACTIVELY, LANDSCAPED REAR GARDEN, AMPLE OFF ROAD PARKING AND A GARAGE/WORKSHOP.**

### **SUMMARY:**

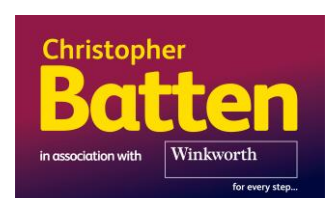
The property has undergone numerous refurbishments including new electrical work in the kitchen, all rooms have been replastered, a newly installed central heating system (with a new boiler located in the loft), new radiators, and new double glazing throughout.

A front door to the side of the property leads through to the kitchen/living/dining room with attractive herringbone style flooring and overlooks the front aspect. The kitchen area comprises a good range of contemporary units, hob with extractor over, ovens, fitted fridge/freezer, wine cooler, space for slim-line dishwasher, and an island unit.

### **AT A GLANCE**

- Recently refurbished
- Garage/workshop
- Attractively landscaped rear garden
- Ample off road parking
- Contemporary open plan kitchen/living/dining room

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## DESCRIPTION:

From the kitchen/living/dining room, a door leads to an inner hallway, off of which is bedroom 1 which overlooks the rear garden, bedroom 2 also overlooks the rear garden which is currently used as an office (with fitted shelving and a desk), and the bathroom comprising a square 'P' shaped bath (with shower over and glazed screen), vanity wash basin, WC, and a heated towel rail.

There is a front garden with a lawn area edged with brick paviours, and ample off road parking. A driveway extends along the side of the property to a long garage which is currently sub-divided to form a garage (with power, space and plumbing for washing machine) and workshop (with windows and a side door).

The attractively landscaped rear garden features a large lawn area, a shingle path which is edged with brick paviours and mature sleeper borders leads via a timber square arch to a further seating area with planters. There is an outdoor kitchen (with storage cupboards topped with working surfaces) located behind the garage/workshop.





## 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.

## COUNCIL TAX:

Band C

## DIRECTIONS:

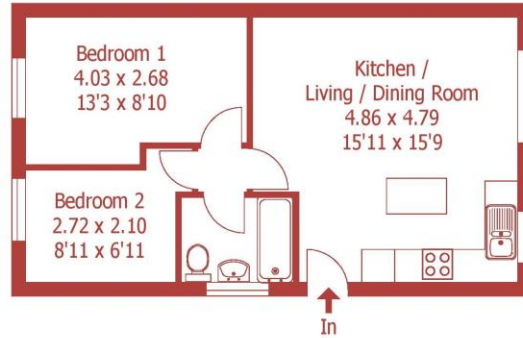
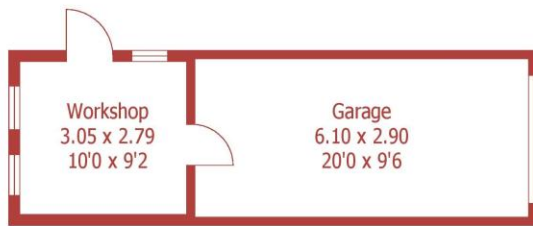
From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane and take the first turning on the right into Oakley Straight. Turn left into Sopwith Crescent, and the property can be found on the right hand side just before the turning to Cockerell Close.





Approximate Gross Internal Area :- 44 sq m / 470 sq ft

Garage / Workshop Approximate Gross Internal Area :- 27 sq m / 287 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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