



102 LYNWOOD DRIVE, MERLEY, WIMBORNE, DORSET, BH21 1UQ  
**£435,000 FREEHOLD**

**AN EXTENDED 3 DOUBLE BEDROOM, 2 RECEPTION ROOM  
DETACHED FAMILY HOUSE IN A QUIET CUL-DE-SAC ON THE  
FRINGE OF THE POPULAR MERLEY DEVELOPMENT, ABOUT  
1.5 MILES FROM WIMBORNE TOWN CENTRE.**





## DESCRIPTION:

Built in the 1970s and substantially extended in the 1990s, the property now provides spacious family accommodation, with all mains services, gas central heating, UPVC double glazing, and is presented in excellent decorative order, with a modern fitted kitchen and bathroom.

An enclosed entrance porch with a tiled floor leads to a long entrance hall and a cloakroom. The living room has an ornamental fireplace with gas fire, and sliding doors to the garden. There is a separate dining room with under stairs storage space. The well appointed, black and white kitchen/breakfast room has work surfaces, stainless steel sink, a good range of units, double fan oven, 4-burner gas hob, extractor unit, space for fridge-freezer and washing machine/dishwasher, door to outside, and ceramic tiled floor and walls.

On the first floor there are 3 spacious double bedrooms and a well presented, fully tiled modern bathroom with an airing cupboard.

There is an integral single garage (with electric roll up door, storage space, wall mounted gas system boiler, and plumbing for washing machine) and a paved driveway with off road parking. The open plan front garden has a lawn and shrubs. The rear garden is enclosed by timber fencing and has a lawn, a timber deck and 2 plastic storage units.

## AT A GLANCE

- Marketed by Christopher Batten in Association with Winkworth
- 3 double bedrooms
- In a quiet cul-de-sac
- About 1.5 miles from Wimborne town centre
- In excellent decorative order
- Council Tax Band: D



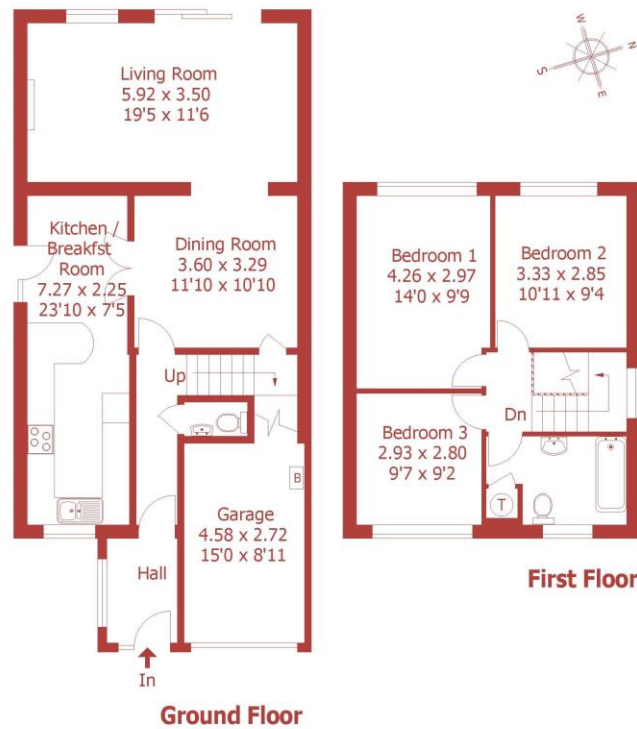






## 102 Lynwood Drive, Merley

Approximate Gross Internal Area :- 120 sq m / 1297 sq ft



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

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.

**DIRECTIONS:** From Wimborne, proceed south along Poole Road over Canford Bridge. Proceed up Oakley Hill until reaching the roundabout. Bear left and continue along Gravel Hill. On reaching the traffic lights at Queen Anne Drive, turn left and take the third turning on the left into Lynwood Drive. Number 102 can be found in the second cul-de-sac on the right.

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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(54-68)	D	61	
(39-53)	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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