

Christopher
Batten



28 Sopwith Crescent
Merley, Wimborne, BH21 1SQ
£495,000 Freehold



A modern 3 bedroom detached bungalow with 2 bathrooms, garage and carport, in a large garden plot in a cul-de-sac on the approach to a parade of shops and a health practice. Extended to provide additional accommodation, the property benefits from gas central heating and UPVC double glazing and is for sale with NO FORWARD CHAIN.

Merley also offers 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.

Entrance hall
Shelved cupboard.

L-shaped lounge/dining room
Stone fireplace (with inset gas fire), bay window to the front, serving hatch to the kitchen, and doors to a conservatory.

Kitchen
Excellent range of units, worktops and integrated appliances, and has access to a rear conservatory.

Conservatory
Double glazed French doors to the garden.

Inner hallway
Loft access, built-in coat cupboard and cupboard containing a Glow Worm gas central heating boiler and water softener.

Bedroom 1
Built-in wardrobes.





En suite shower room
Shower, wash basin and WC.

Bedroom 2
Built-in wardrobes.

Bedroom 3

Fully tiled bath/shower room
Bath, shower, wash basin and WC.

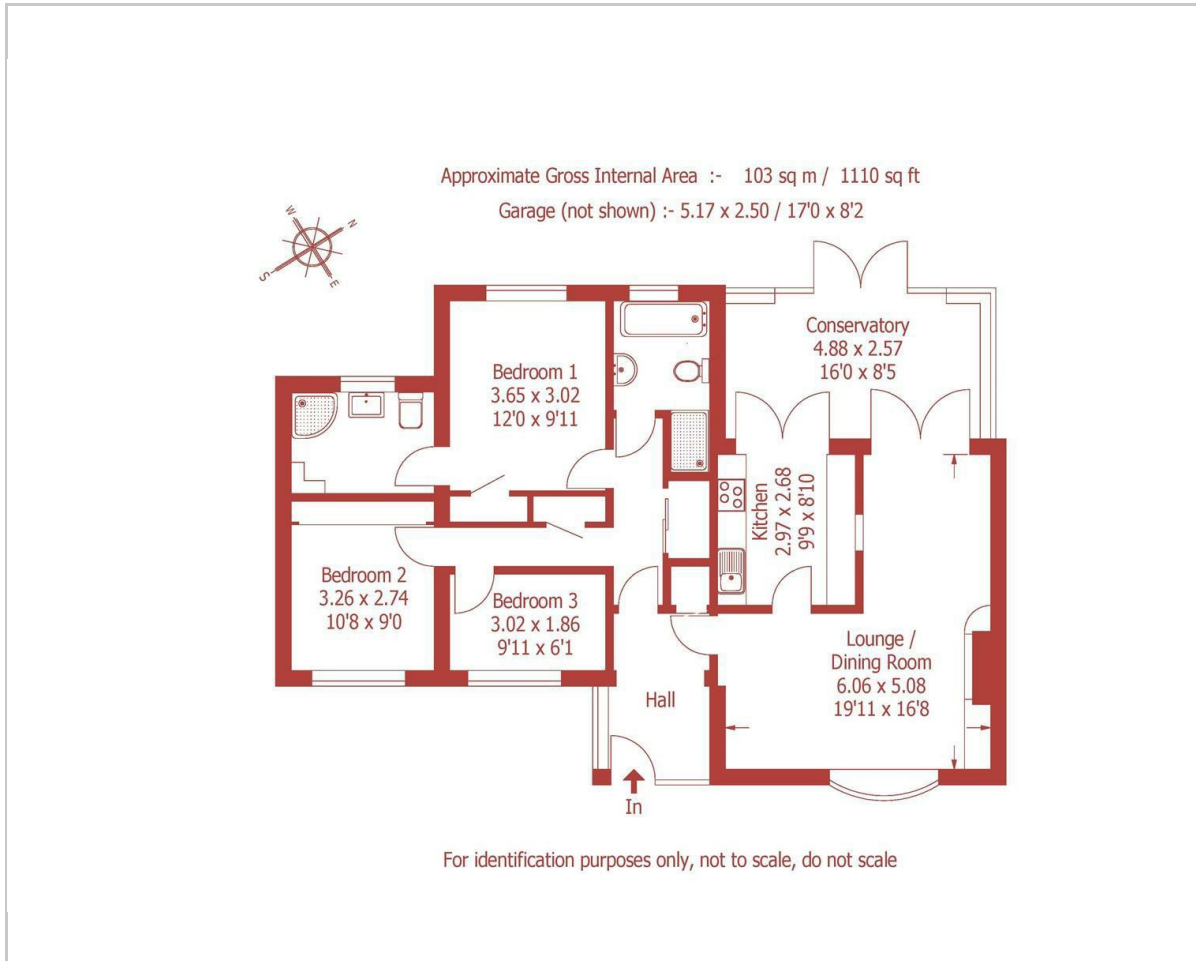
Outside

A resin driveway leads to a garage (with electric up-and-over door, personal side door, lighting and power points) and an adjacent carport. The neatly maintained, open plan front garden has lawns and flower and shrub borders. To the rear of the carport there is a double length timber shed. The neatly maintained rear garden is lawned, with a patio, a greenhouse and a wide selection of shrubs.

Council Tax
Band E



Floor Plan



Viewing

By prior arrangement through Christopher Batten

CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The Agents have not tested any apparatus, equipment, fixtures and fittings or services, and cannot verify they are in working order or fit for purpose. References to the Tenure of the property are based on information from supplied by the Vendor. The Agents have not had sight of the title deeds. These particulars, whilst believed to be accurate, are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy.

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Area Map



Energy Efficiency Graph

