



79 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1SW
£400,000 FREEHOLD

A WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW WITH A PRIVATE, LEVEL, SOUTH FACING REAR GARDEN, OFF ROAD PARKING AND A GARAGE, IN A RESIDENTIAL CUL-DE-SAC ENJOYING EASY ACCESS TO MERLEY'S LOCAL AMENITIES.

SUMMARY:

For sale with NO FORWARD CHAIN, the property benefits from gas central heating, UPVC double glazing and modern kitchen/breakfast room and bath/shower room.

AT A GLANCE

- 3 bedrooms
- Modern kitchen/breakfast room & bath/shower room
- Garage & ample off road parking
- Level plot with south facing garden
- NO FORWARD CHAIN



DESCRIPTION:

A glazed entrance porch gives access to a reception hall with loft access and airing cupboard. The nicely proportioned, dual aspect lounge/dining room has a stone fireplace.

The kitchen/breakfast room features modern units and worktops, electric hob and oven, space and plumbing for washing machine, space for upright fridge-freezer, wall mounted Worcester gas central heating boiler and UPVC double glazed door to outside.

Bedroom 1 has built-in wardrobes, bedroom 3 has a double glazed casement door to outside, and the modern bath/shower room has fully tiled walls, 2 windows, WC, wash basin, bath and shower cubicle.

The open plan front garden is predominantly lawned, with a driveway providing off road parking and leading to a garage (with up-and-over door, lighting, power points and rear window). A side gate leads to the nicely enclosed rear garden which is laid to lawn with a paved patio.



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:

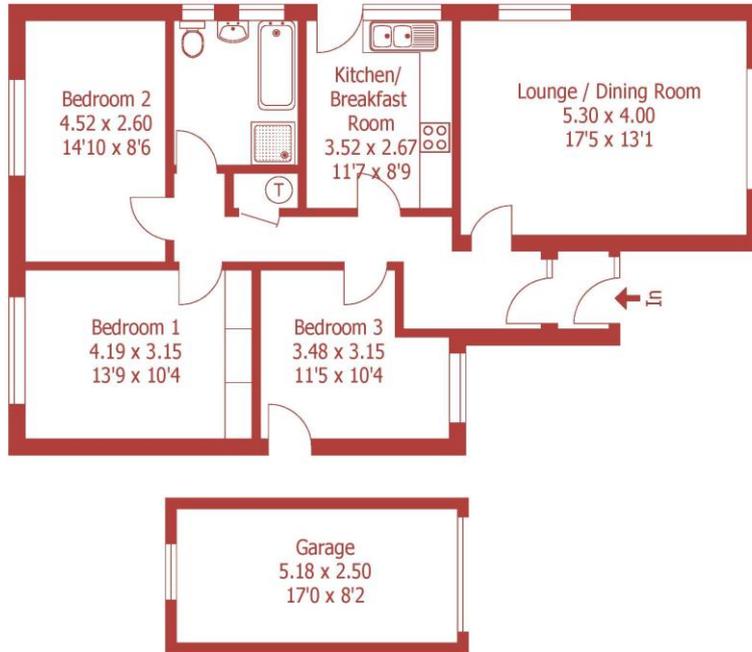
Band D

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, and then right into Oakley Straight. Turn left into Sopwith Crescent, and take the fourth turning on the left into a cul-de-sac. Number 79 can be found at the far end on the left hand side.



Approximate Gross Internal Area :- 89 sq mt / 954 sq ft
 Garage Approximate Gross Internal Area :- 13 sq mt / 139 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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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