



**47 LYNWOOD DRIVE, MERLEY,  
WIMBORNE, DORSET, BH21 1UT**

**£595,000 FREEHOLD**

**A well presented,  
extended 5 bedroom  
detached family house  
with first floor annexe  
potential, in a popular  
residential location  
adjoining an open  
parkland area to the rear.**







## DESCRIPTION:

This attractive and flexible family home has recently undergone a programme of refurbishment and has a modern kitchen, a separate utility room, a conservatory looking onto the private rear garden, and a first floor sitting room/kitchen, bedroom and shower room ideal for a dependent relative.

The property has gas central heating, UPVC double glazing, a garage, ample off road parking and a delightful garden with well stocked borders and an impressive kitchen garden area.

The reception hall has timber laminate flooring and leads to a ground floor cloakroom. The lounge has a decorative fireplace with inset electric fire, and the separate dining room has timber laminate flooring and a patio door to a conservatory (with French doors to the rear garden).

Re-fitted approximately 4 years ago, the kitchen features an excellent range of units and worktops, Neff induction hob and double oven, Bosch dishwasher, and space for upright fridge-freezer. There is also a spacious utility room with Belfast sink, space and plumbing for washing machine and tumble dryer, hardwood worktops, Worcester gas central heating boiler, a personal door to the garage, and a pair of double glazed doors to the garden.

From the hall, stairs lead to a first floor landing with loft access and airing cupboard. Bedroom 1 has fitted wardrobes and an en suite shower room. Bedrooms 2 and 3 have fitted wardrobes, and there is a family bath/shower room.

Off a separate landing area is an office/bedroom 4 (with sink and appliance space), plus bedroom 5 and a separate shower room.

The open plan front garden has a gravelled area interspersed with shrubs. A tarmac driveway provides ample off road parking and leads to an integral garage/workshop (with electric roller door, lighting and power points).

A side gate beside the house leads to the nicely enclosed, private rear garden which has a paved patio, exterior lighting, a water tap, a lawn with wide flower and shrub borders, a circular patio, 2 sheds and a kitchen garden area.

Council Tax: Band E

















### 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.



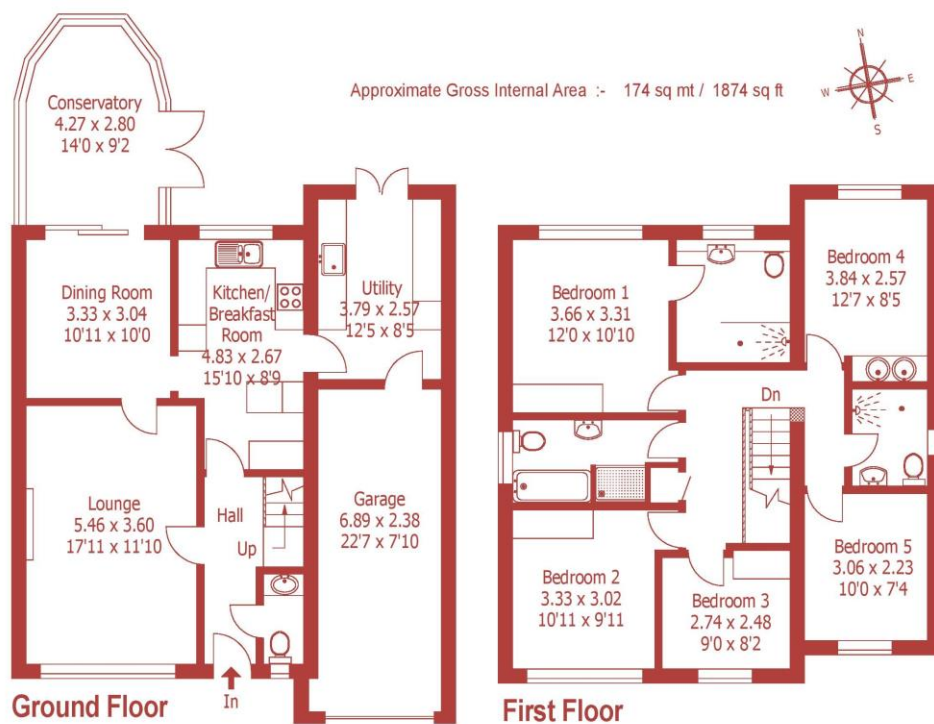
### DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic light junction, turn left into Queen Anne Drive. Take the third turning on the left into Lynwood Drive.

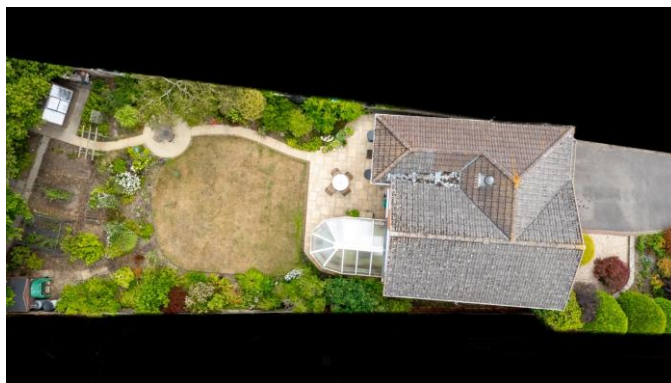








For identification purposes only, not to scale, do not scale



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		
21-38	F		
1-20	G		

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