



1 COCKERELL CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XP
£359,950 FREEHOLD

A VERY WELL APPOINTED 3 BEDROOM END OF TERRACE HOUSE WITH PRIVATE DRIVEWAY AND SOUTH FACING, WALLED REAR GARDEN, IN A POPULAR CUL-DE-SAC WITH WALKWAYS LEADING TO THE LOCAL SHOPS, HEALTH PRACTICE AND FIRST SCHOOL.

SUMMARY:

A very well appointed 3 bedroom end of terrace house with private driveway and south facing, walled rear garden, in a popular cul-de-sac with walkways leading to the local shops, health practice and First School.

Well maintained, and tastefully presented throughout, the house benefits from UPVC double glazed windows (fitted approximately 2 years ago), a modern gas central heating system (with Worcester Bosch boiler in the loft space), and a modern kitchen and bathroom. There is off road parking for 2 vehicles at the front, and double gates lead to a secure carport at the side. A landscaped area to the front sets the house back from the road.

AT A GLANCE

- Dual aspect living/dining room
- Modern kitchen & bathroom
- Off road parking plus side driveway & carport
- South facing walled rear garden
- Close to local shops

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DESCRIPTION:

A useful, light entrance lobby leads to the dual aspect living/dining room which has laminate flooring, an under stairs cupboard, and French doors to the rear garden.

The kitchen features contemporary high gloss units, space and plumbing for washing machine, integrated slimline dishwasher, electric oven, gas hob, extractor, Kenwood slimline dishwasher, space for upright fridge-freezer, and door to the rear garden.

The first floor landing has access to the roof space which houses the gas central heating boiler. Bedroom 1 has a built-in airing cupboard, bedroom 2 overlooks the rear garden, and bedroom 3 has a built-in wardrobe. The modern bathroom comprises WC, wash basin, bath (with electric shower and screen over), tiled walls and towel radiator.

There is off road parking for 2 vehicles at the front of the house. High timber gates lead to a secure lean-to carport which has a personal door to the rear garden.



The south facing, walled rear garden affords a fair degree of privacy and has been landscaped for ease of maintenance, with a large paved terrace, raised beds, and steps up to an artificial lawn.

LOCATION:

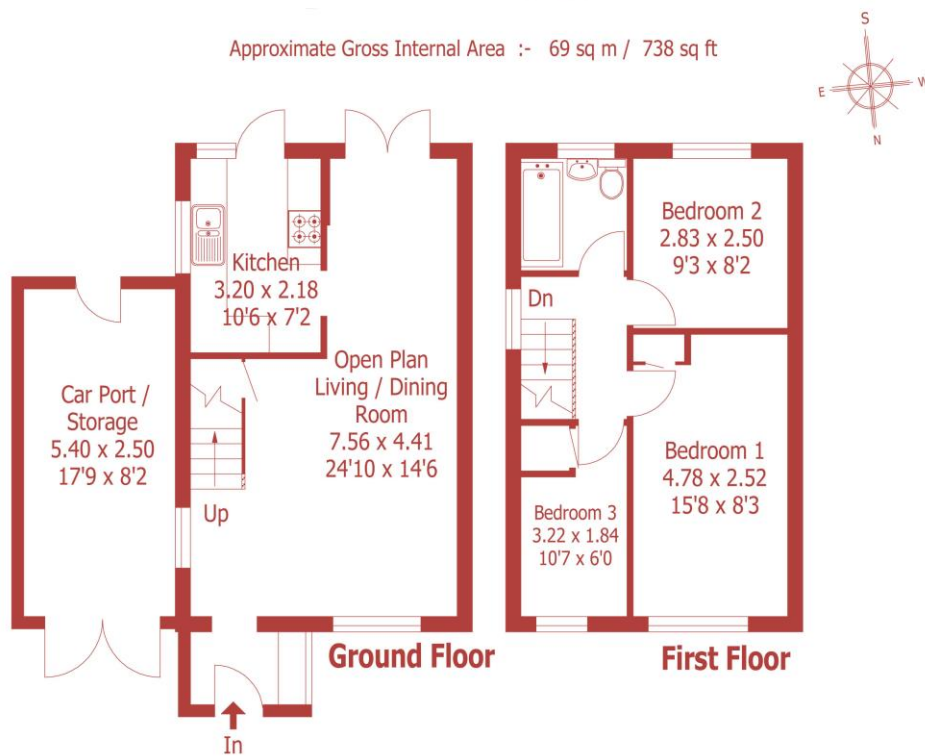
Cockerell Close enjoys easy access to the local shops, health practice and First School. Merley also has a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities.

COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms pub, turn left into Oakley Lane. Turn right into Oakley Straight and left into Sopwith Crescent. Towards the far end, turn right into Cockerell Close, and the property can be found immediately on the left.





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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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