



37 MERLEY WAYS, WIMBORNE, DORSET, BH21 1QN

£525,000 FREEHOLD

**A DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW WHICH HAS BEEN EXTENDED TO CREATE A LARGE OPEN PLAN KITCHEN/LIVING ROOM AND SEPARATE UTILITY ROOM, AND HAS A LARGE, SOUTH FACING GARDEN WITH DIRECT ACCESS TO THE TRAILWAY LEADING TO CORFE MULLEN.**

**SUMMARY:**

The property is situated in an established residential road just over 1 mile from Wimborne town centre. It offers scope for further improvement, but benefits from gas central heating, double glazing, ample off road parking, a carport and a garage.

**AT A GLANCE**

- 3 double bedrooms
- Large open plan kitchen/living room
- Separate utility room
- Large, south facing garden
- Just over 1 mile from Wimborne town centre





## DESCRIPTION:

An integral entrance porch leads to a reception hall with loft access and a cupboard housing a Glow Worm gas central heating boiler. The spacious open plan kitchen/dining/living room has 2 skylights, French doors to the rear garden, an island unit/breakfast bar with sink and integrated dishwasher, and other integrated appliances including full height fridge and freezer, gas hob, extractor hood, electric oven and microwave. The separate utility room has a sink, space and plumbing for washing machine, space for tumble dryer, door to outside and door to a shower room (with shower, wash basin and WC).

Bedroom 1 has an attractive bay window to the front and a range of fitted wardrobes and bedside cabinets. Bedroom 2 and 3 are both double rooms, and there is a bathroom (with bath and wash basin) and an adjacent WC.

A driveway provides off road parking and leads to a large carport at the side of the bungalow. High timber gates give access to the garage.





The large, south facing rear garden affords a large degree of privacy, and is predominantly lawned, with a range of shrubs. A rear gate gives access to Willett Road, part of the railway leading to Corfe Mullen.

### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

### COUNCIL TAX:

Band D

### DIRECTIONS:

From Wimborne, proceed along Poole Road, over Canford Bridge and up Oakley Hill. Take the first turning on the right into Merley Ways. At the T-junction, turn left, and follow the road around. Number 37 can be found on the left.



Approximate Gross Internal Area :- 119 sq mt / 1278 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
EU Directive 2002/91/EC			

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