



5 DE HAVILAND CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XU  
**£450,000 FREEHOLD**

## **A MODERN 3 BEDROOM DETACHED BUNGALOW SITUATED IN A SMALL RESIDENTIAL CUL-DE-SAC AND FOR SALE WITH NO FORWARD CHAIN.**

### **SUMMARY:**

Set in a secluded plot, with a garage and ample off road parking, the property benefits from gas central heating, UPVC double glazing, a conservatory, an en suite shower room and a wet room.

### **AT A GLANCE**

- NO FORWARD CHAIN
- 3 bedrooms
- Lounge & conservatory
- En suite shower room & wet room
- Private garden, garage & off road parking





## DESCRIPTION:

An enclosed entrance porch leads to a reception hall with a built-in double cupboard, an airing cupboard and a loft access. The lounge has a stone fireplace and a double glazed casement door to a rear conservatory (with door to the garden.)

The modern kitchen has a tiled floor, an excellent range of units and worktops, Worcester gas central heating boiler, space and plumbing for washing machine and dishwasher, and space for upright fridge-freezer and free standing cooker. A door leads to a side porch which has a door to the garden.

Bedroom 1 has fitted wardrobes and a fully tiled en suite shower room (with shower, wash basin and WC.) Bedroom 2 has fitted wardrobes and there is a third bedroom and a wet room (with shower, wash basin and WC.)

Outside, a block paved driveway provides ample off road parking and leads to a detached garage (with electric up-and-over door, lighting, power points and personal door to the garden.

The open plan front garden is lawned, with a selection of shrubs.





Gates at either side of the bungalow lead to the private rear garden which is predominantly lawned, with an established shrub border.

### 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.

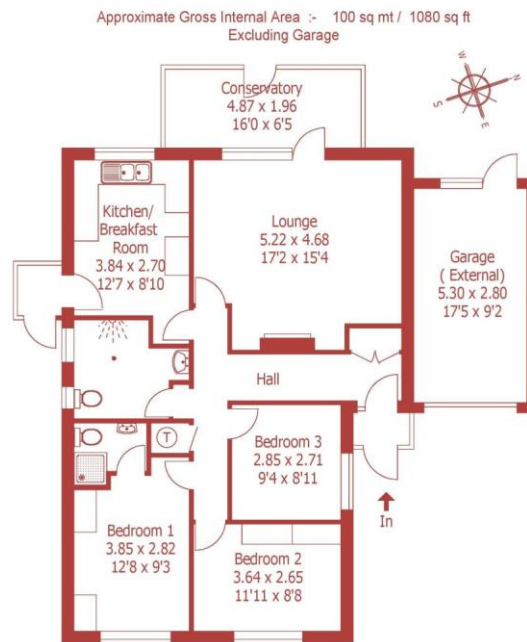
### COUNCIL TAX:

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. Turn right into Oakley Straight and left into Sopwith Crescent. After some distance, De Havilland Close can be found on the left hand side. Number 5 is on the left.





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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)

[christopherbatten.co.uk](http://christopherbatten.co.uk)

