



53 GRAVEL HILL, MERLEY, WIMBORNE, DORSET, BH21 1RW
£500,000 FREEHOLD

A DECEPTIVELY SPACIOUS 4 BEDROOM DETACHED FAMILY HOUSE WHICH HAS BEEN REFURBISHED AND REMODELLED IN RECENT YEARS.

SUMMARY:

The property provides a superb, contemporary style open plan kitchen/dining room, separate lounge, 3 bathrooms, integral garage (currently sub-divided to form a utility room and storeroom), and ample off road parking, and is offered for sale with NO FORWARD CHAIN.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Superb open plan kitchen/dining room
- - Nicely proportioned lounge
- - Further parking bay
- - NO FORWARD CHAIN



DESCRIPTION:

Originally built in the 1930s, the property has cement rendered elevations under a concrete interlocking tiled roof. It is situated off a small service road, in an established residential area, and benefits from gas fired central heating, UPVC double glazing, and a private, enclosed rear garden.

There is a reception hall with a cloakroom. The nicely proportioned lounge features a bay window, and there is a superb open plan kitchen/dining room (with a vaulted ceiling, 3 skylights, and patio doors to the rear garden.)

The kitchen comprises an extensive range of high gloss units, granite worktops, central island unit with breakfast bar, electric hob, integrated dishwasher, microwave, electric double oven, and an American style fridge/freezer (available by separate negotiation.) In addition, the utility room (formerly part of the garage) has space and plumbing for washing machine, a Viessmann boiler, and a range of cupboards.



The spacious first floor landing has loft access. Bedroom 1 has an en suite bathroom (comprising rollo bath), WC and wash basin.

Bedroom 2 has a bay window, exposed floorboards, and an en suite shower room. There are 2 further bedrooms, and a family shower room with corner shower, concealed cistern WC, wash basin, and towel radiator.

There is a wide driveway providing ample off road parking and leading to an integral garage (currently sub-divided to form a utility room and store room) with an electric roller door. The open plan front garden is laid to artificial grass for ease of maintenance. Directly opposite the driveway there is a further parking bay.

A side gate gives access to the private, enclosed rear garden which has an artificial grass area, a concrete terrace, raised flower beds and established oak trees.

LOCATION:

Merley is a popular residential area with shops, health practice, First School, church and bus services to the market town of Wimborne Minster which offers a wide range of amenities. Broadstone has a comprehensive range of shops including an M & S Food Hall. There is easy access to schools for all ages, including the boys' and girls' grammar schools at Gravel Hill and Sopers Lane, and bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

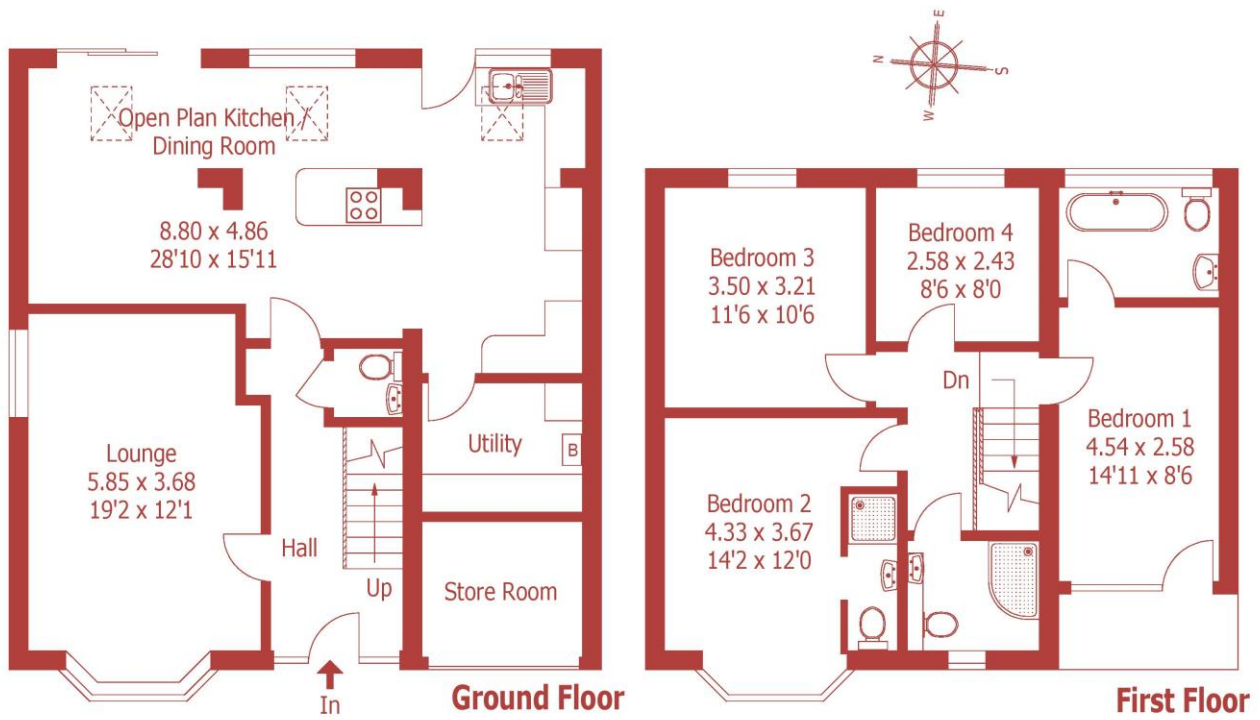
COUNCIL TAX: Band E

DIRECTIONS:

From Wimborne, proceed south along Poole Road and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. Before passing the right hand turning to Delph Road, turn left into a private road (screened by a tall conifer hedge), and the property can be found on the left hand side.



Approximate Gross Internal Area :- 146 sq m / 1566 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	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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