



## Lucerne, 36 Ivy Road Wimborne, Dorset, BH21 1RT

An immaculately presented 3 double bedroom, 2 bathroom detached bungalow including a cosy lounge, a stunning contemporary kitchen/breakfast/family room (opening onto a large, west facing entertaining terrace), ample parking, a carport and a garage.

**PRICE GUIDE: £750,000  
FREEHOLD**

COUNCIL TAX: Band E

EPC RATING: Band B

Christopher  
**Batten**

in association with

Winkworth





The property is set in a popular road and the beautifully landscaped garden backs onto the Castleman Trailway. There is easy access to both Wimborne and Poole, and to a range of amenities in nearby Merley and Broadstone.

The bungalow is served by gas heating and solar panels and has double glazing throughout. There is Porcelanosa tiling in the hallway, kitchen/family room, utility room and bathroom, and 'Lightway' lighting throughout.

A black composite front door leads to a spacious entrance hall with a loft access and a large coat cupboard. To the front there are 2 spacious bedrooms.

Bedroom 1 is a bright room with a partly vaulted ceiling, a dressing area (with mirrored wardrobes) and a well appointed en suite shower room. Bedroom 2 has an attractive box bay window and built-in mirrored wardrobes.



2



3



2



Bedroom 3, to the side, is another spacious room with built-in mirrored wardrobes. Across the hall is an impressive contemporary bath/shower room.

The living accommodation begins with a cosy lounge featuring a wood burner and glazed doors to the statement entertaining space, an impressive 26ft wide kitchen/breakfast/family room with a run of glazed sliding doors connecting to a large deck ideal for outdoor socialising. This expansive area allows space for a table and chairs and sofas. Rooflights in the vaulted ceiling allow light to flood in, and under floor heating beneath wood effect ceramic tiling provides warmth. The kitchen has an attractive range of units, a double sink, integrated dishwasher, fridge-freezer and 2 ovens. An island unit (with a breakfast bench) houses the induction hob. Off the kitchen is a utility room with sink, shelving and space for several appliances.

To the front, a tarmac driveway offers ample off road parking and leads to a carport and garage (with electric roller door, personal door, power, lighting and vaulted ceiling for extra storage).



A side access leads to the private, west facing landscaped garden which features a large non-slip Porcelanosa tiled entertaining terrace (with electric awning), an artificial lawn, well stocked shrub borders, trees and 2 sheds. There is a covered seating area and log store at one end of the deck, and a gated patio to the rear has views over the Castleman Trailway.

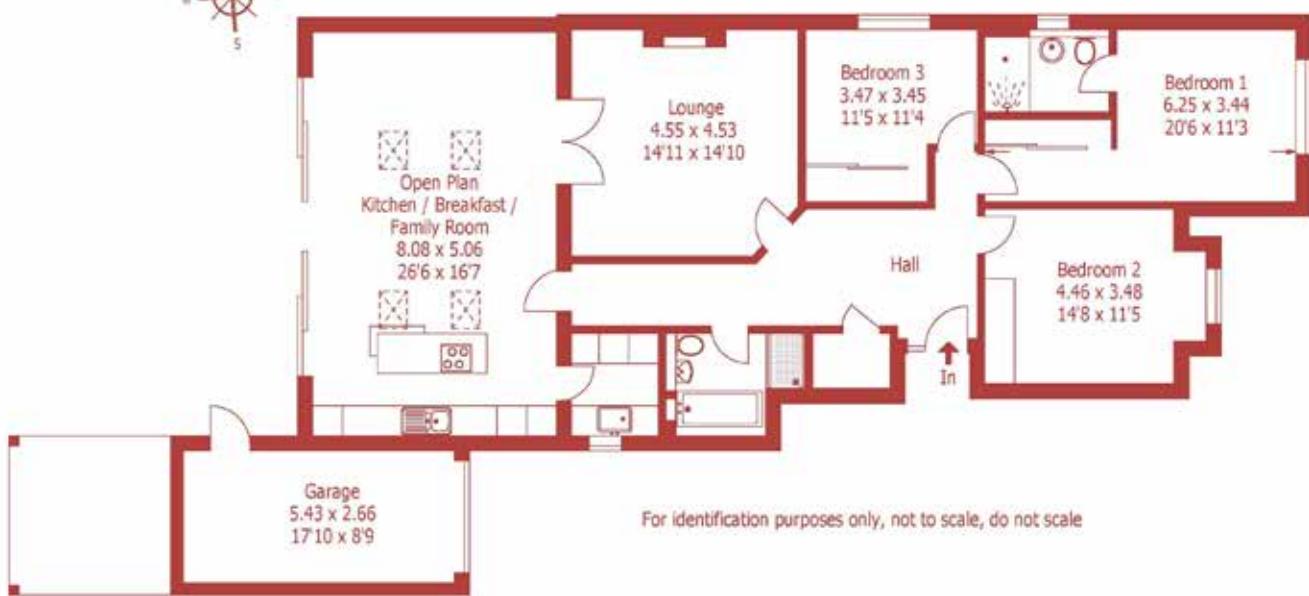
**LOCATION:** Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and both Broadstone and Wimborne town centre provide 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 and proceed into Gravel Hill. Take the first turning on the right into Ivy Road.



## 36 Ivy Road, Wimborne

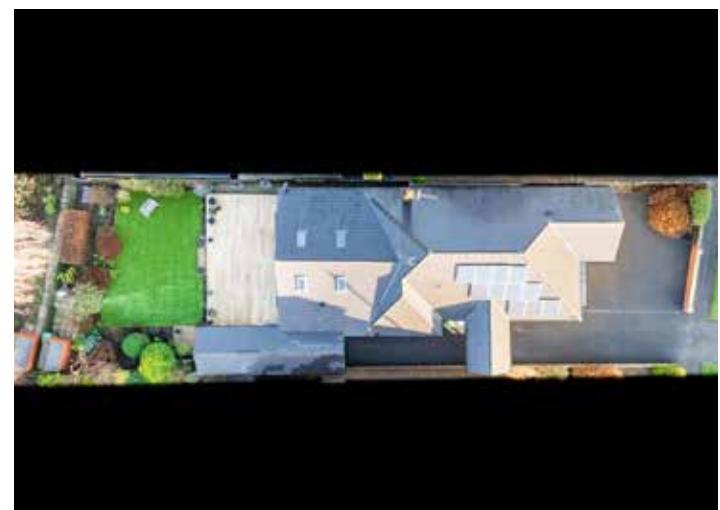
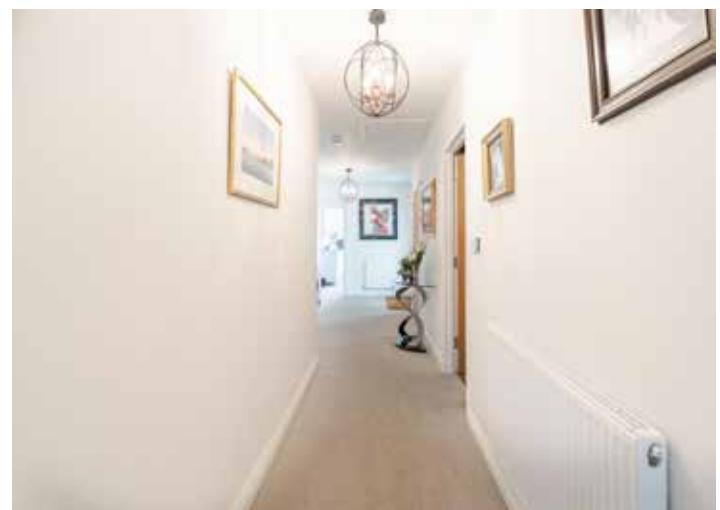
Approximate Gross Internal Area :- 156 sq mt / 1677 sq ft



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