



15 HAWKER CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XW

Price Guide: £400,000-£410,000 FREEHOLD

A 3 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC ON THE POPULAR MERLEY DEVELOPMENT, ABOUT 2.5 MILES FROM WIMBORNE TOWN CENTRE.

SUMMARY:

Traditionally built in the 1980s, with facing brick elevations and a concrete tiled roof, the house is connected to all mains services and has gas central heating and UPVC double glazing. It is set on a good sized plot with off road parking, an integral garage and attractive gardens.

The property, which is for sale with NO FORWARD CHAIN, would benefit from a programme of modernisation and refurbishment, and offers potential for extension (subject to planning consent.)

AT A GLANCE

- 3 bedrooms
- Study
- NO FORWARD CHAIN
- Good sized plot
- Potential for extension, STPP



DESCRIPTION:

An entrance vestibule leads to a large lounge/dining room with a picture window and sliding glazed doors to outside. Glazed doors lead to a study area with double doors to outside and a door to bedroom 3 which overlooks the rear garden.

An inner hall (with a storage cupboard) leads to a kitchen with work surfaces, units, stainless steel sink, double fan oven, ceramic hob, space for white goods, and door to the garage.

Off the first floor landing there are 2 double bedrooms, one of which has a walk-in closet, and a bathroom (with corner bath, vanity unit, wash basin and WC.)

A long paved driveway provides off road parking and leads to an integral garage with up-and-over door. The front garden has a well maintained lawn, a box hedge, established borders and a flowering cherry tree. The spacious rear garden is enclosed by fencing, walling and hedges, and is laid to lawn, with a paved patio, a shed and a greenhouse.



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 Wimborne town centre provides a wide range of amenities.

Agents' Note: We have been advised that spray foam insulation has been added to part of the roof space. We would recommend that any prospective purchaser checks with their lender.

COUNCIL TAX:

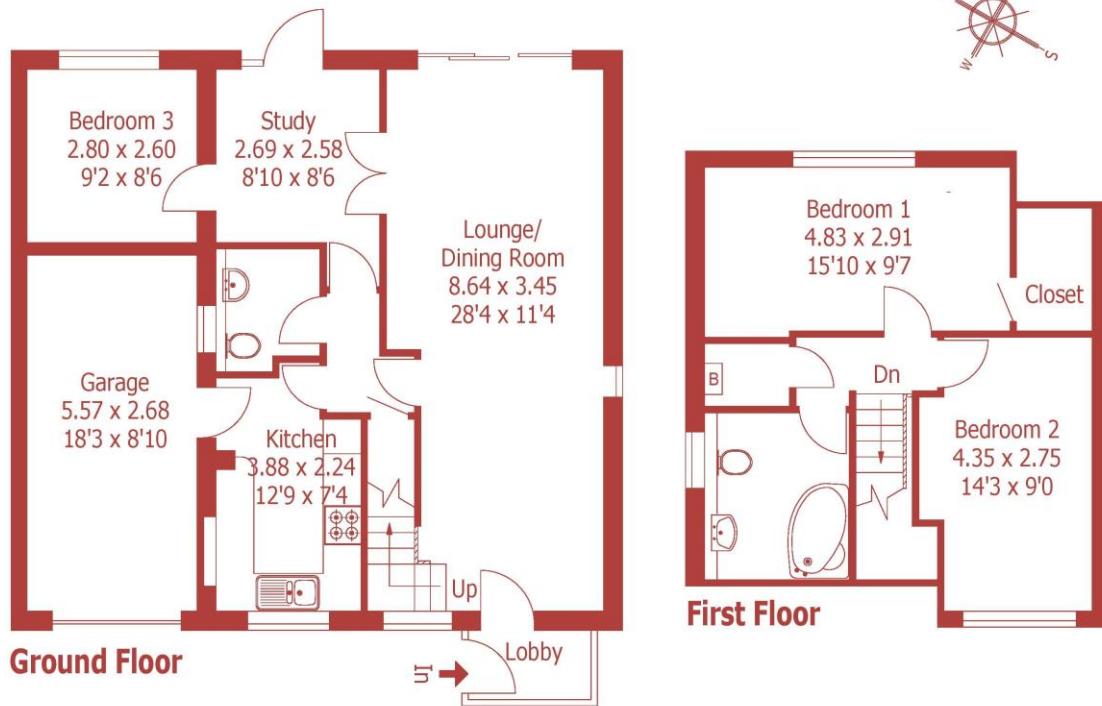
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DIRECTIONS:

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. Proceed to the far end, and Hawker Close can be found on the left hand side.



Approximate Gross Internal Area :- 121 sq m / 1306 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 | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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 |

christopherbatten.co.uk

