

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



CHICHESTER WALK
WIMBORNE, BH21 1SL



GUIDE PRICE £560,000

This FOUR BEDROOM DETACHED FAMILY HOME is located in popular MERLEY within easy reach of LOCAL AMENITIES and WELL REGARDED SCHOOLS. Presented in excellent order throughout, LIVING AREAS are SPACIOUS AND VERSATILE including LOUNGE, DINING ROOM/KITCHEN, STUDY and UTILITY as well as BATHROOM, SHOWER ROOM, CLOAKROOM and USEFUL STORAGE. OFF ROAD DRIVEWAY PARKING and a GENEROUS REAR GARDEN complete the picture!

Energy Performance Rating B
Council Tax Band: E



On the ground floor, an enclosed porch gives access to the entrance hallway, with door immediately to the right leading to a generously sized study/home office, which could also be utilised as a bedroom as there is access across an inner hallway to a stylishly appointed, fully tiled shower room. Main living space comprises an open plan kitchen/dining room which overlooks the rear garden with access via sliding glazed doors. The kitchen is fitted with a generous range of light fronted base, wall and display units and including a built-in double oven, new John Lewis induction hob and extractor, along with space for under counter free standing white goods. From the dining room, double opening doors open to the large lounge which has a wood fired log burner and window overlooking the front of the property. A separate utility room is fitted with a range of shaker style units, sink and under counter space for washing machine and tumble dryer. There is access to outside at the rear, as well as door leading to the inner lobby which has further door to a useful storage room, created from garage conversion, as well as access to the ground floor shower room.



Returning to the hall, there is a cloakroom located next to the study and stairs rising to the first floor where there are four bedrooms - three doubles and one single. Bedrooms one, two and three each have useful built-in storage/wardrobes and there is also a storage cupboard on the landing. The fully tiled family bathroom is fitted with a four piece suite and a shower above the bath.



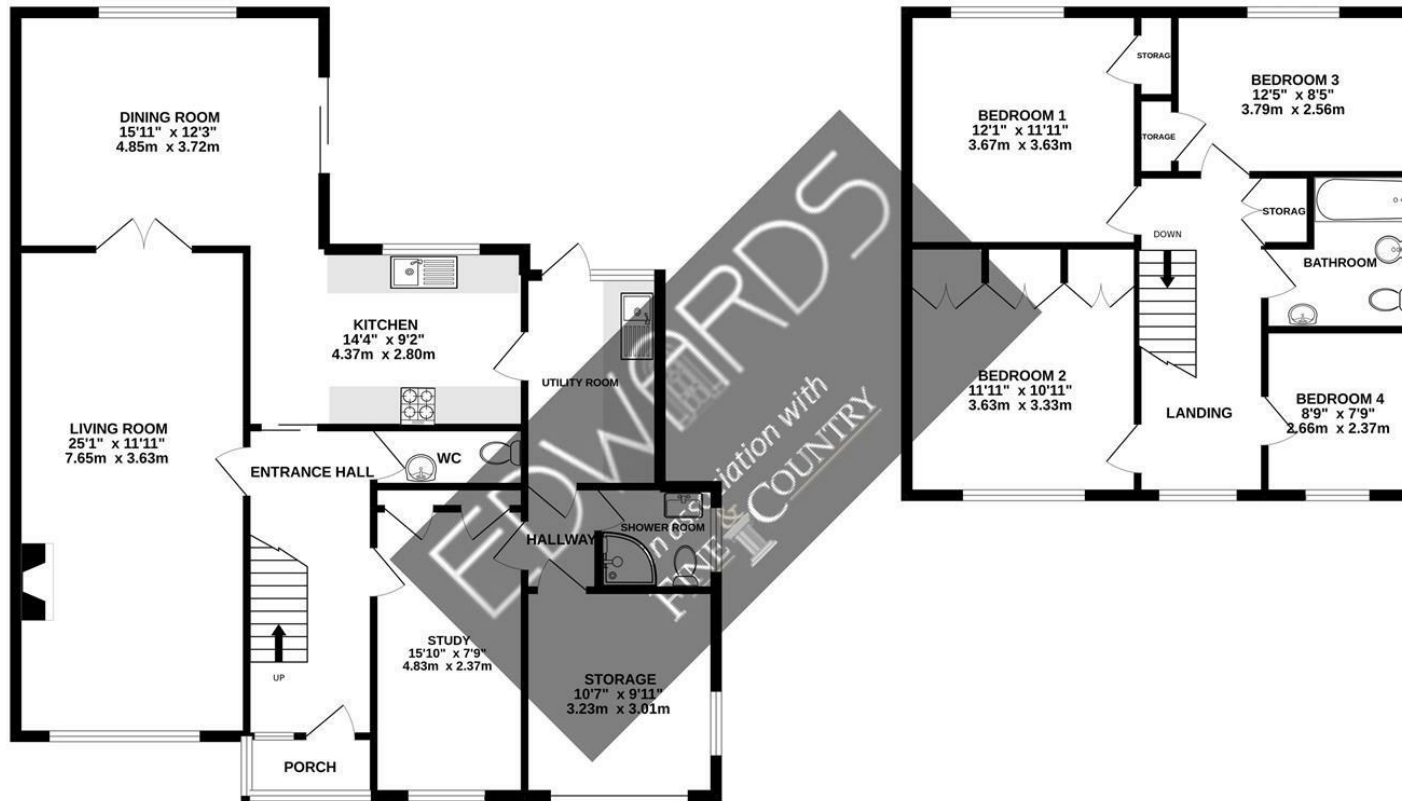
Outside, the front garden is laid mainly to lawn with driveway parking and some specimen planting. The generous rear garden enjoys a good degree of privacy with fencing and established hedging to boundaries. Laid primarily to lawn with paving immediately to the rear of the property together with a paved area towards the rear of the plot - ideal for garden furniture and entertaining/alfresco dining. The property benefits from solar panels, which are fully paid for.

NB - New boiler fitted with 10 year guarantee
Fitted solar panels are owned - generate approximately £1500 p.a.



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Local expertise with powerful national marketing



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595