



115 Lynwood Drive,
Merley, Wimborne
Dorset, BH21 1UU

A particularly well presented 4
double bedroom detached house in
a small cul-de-sac on the fringe of
the popular Merley development,
about 2.5 miles from
Wimborne town centre.

ASKING PRICE: £620,000
FREEHOLD



Christopher
Batten

in association with

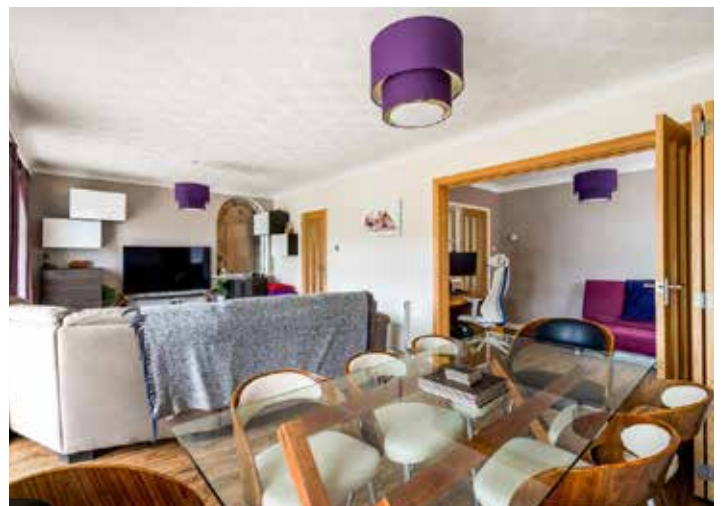
Winkworth

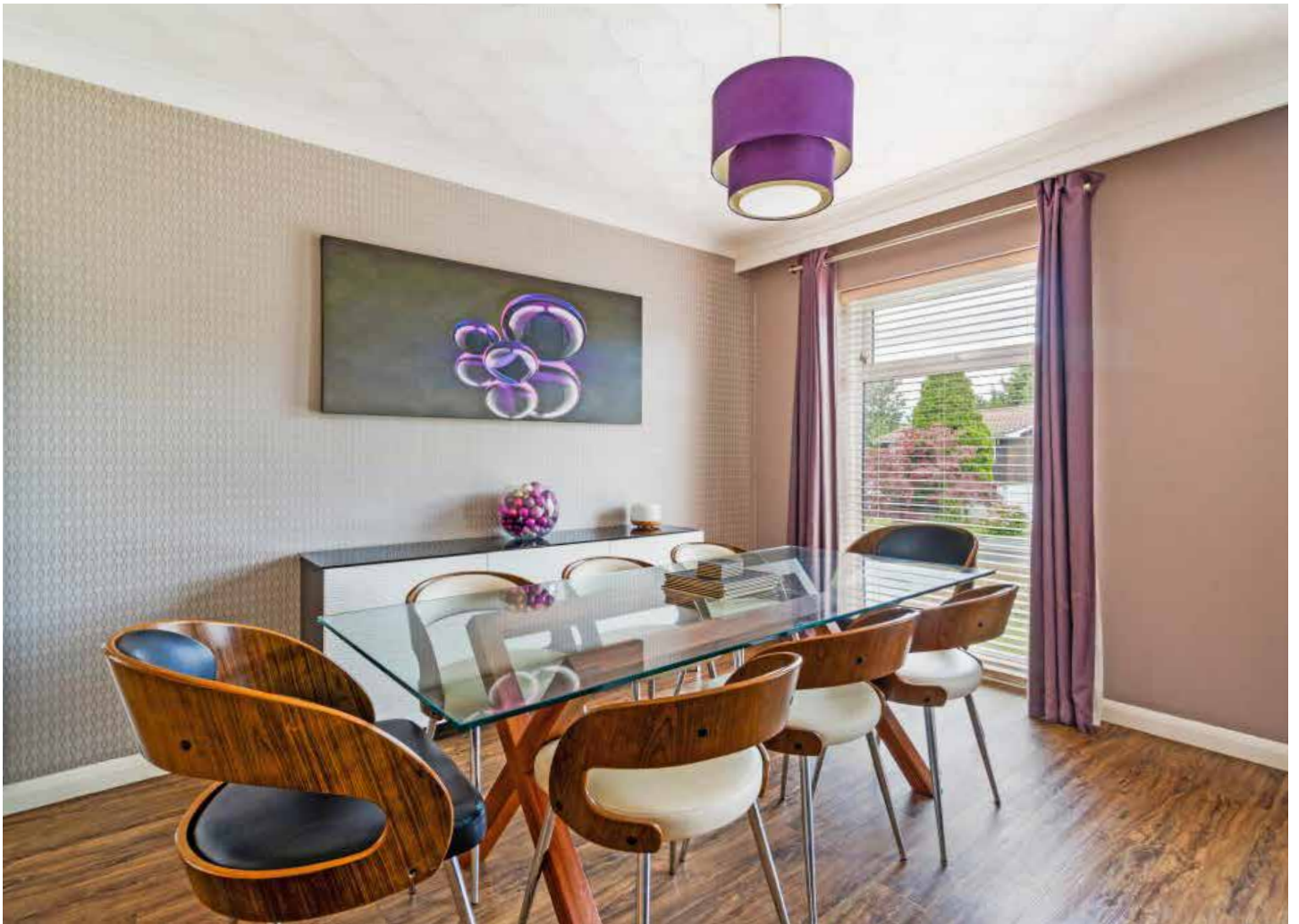


Built circa 1978, with facing brick elevations and a concrete tiled roof, the property has been refurbished to a high standard by our client, and also has potential to extend over the garage, subject to the necessary planning consents.

It is connected to all mains services and has gas central heating, UPVC double glazing, a large entrance hall, a contemporary kitchen/breakfast room, conservatory, 4 spacious double bedrooms, a bathroom and an ensuite shower room.

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.



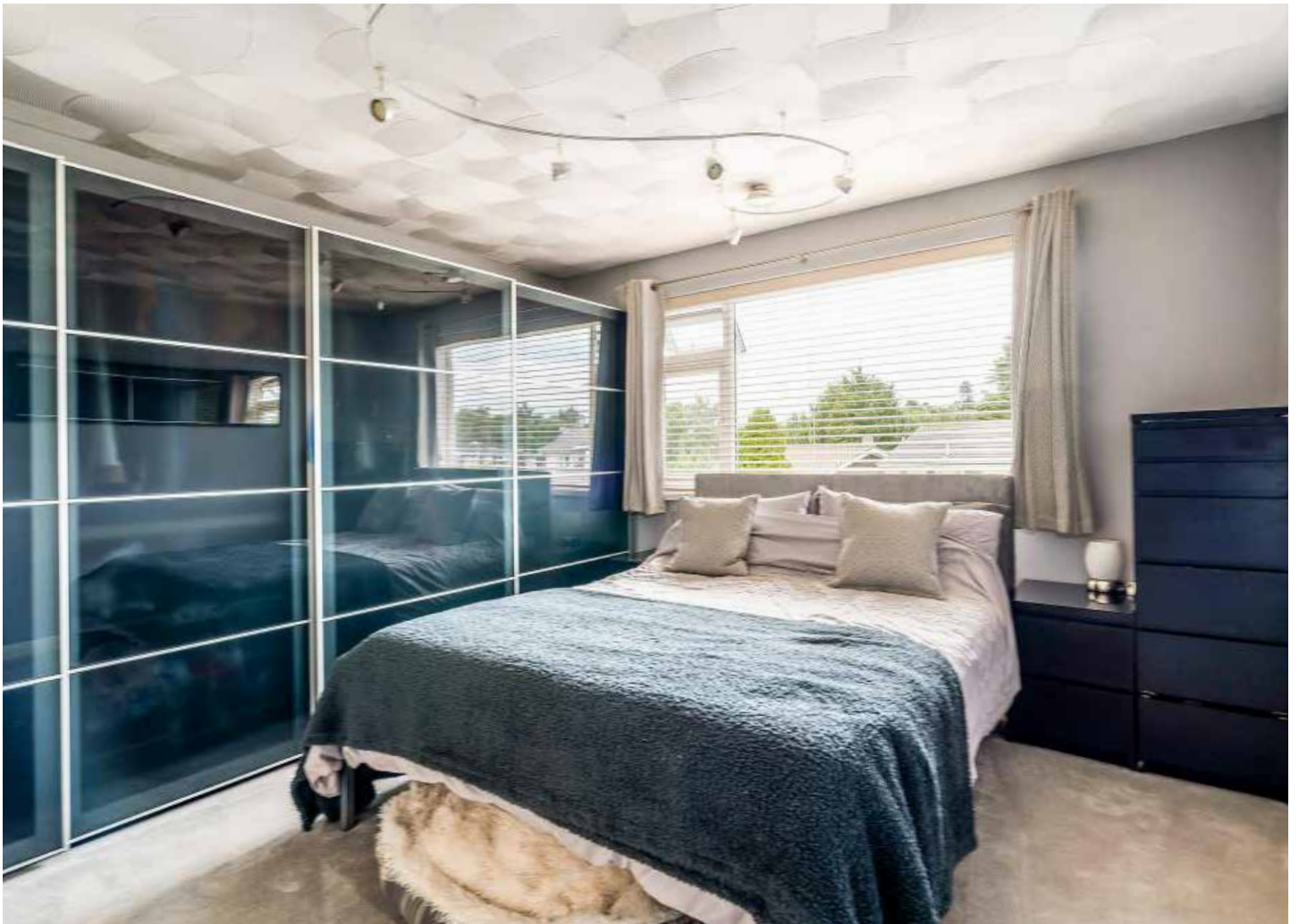


A paved covered entrance way leads to a split level reception hall with arch feature, under stairs storage space and door to the garage. There is a cloakroom with WC and wash basin.

The living room has 3 full height windows overlooking the front garden, an arched window with a wrought iron feature, and a fitted console unit with cupboards and drawers. Bifolding doors lead to the dining room which is currently used as a snug/office.



The kitchen/breakfast room has an excellent range of contemporary high gloss units and work surfaces, an island/breakfast bar, matching full height dresser, 1.5 bowl stainless steel sink, Zanussi double oven, touch-control induction hob, integrated dishwasher, 2 full height fridge-freezers, quality flooring, and doors lead through to a conservatory (with a door and sliding doors to the garden.)



There is a utility room with work surfaces, units, stainless steel sink, space for white goods, coat hanging area and door to outside.

From the upper hall a straight staircase leads to the first floor landing which has loft access.

Bedroom 1 is a spacious double room with floor-to-ceiling fitted wardrobes and an en suite shower room (with shower cubicle, vanity unit with drawers, inset wash basin, WC and fully tiled walls.) There are 3 further double bedrooms (bedroom 2 has fitted wardrobes) and a well presented bathroom comprising bath (with power shower over), wash basin, WC and fully tiled walls.

A wide tarmac driveway provides ample off road parking space and leads to an attached double garage with lighting, power, up-and-over door and personal door.





For identification purposes only, not to scale, do not scale



DISCLAIMER:

Winkworth 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 Winkworth 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.



The open plan front garden has a lawn and established shrubs. The rear garden is enclosed by close boarded fencing and features a well maintained, flat lawn, 2 paved terraces, and established beds including hydrangeas and conifers.

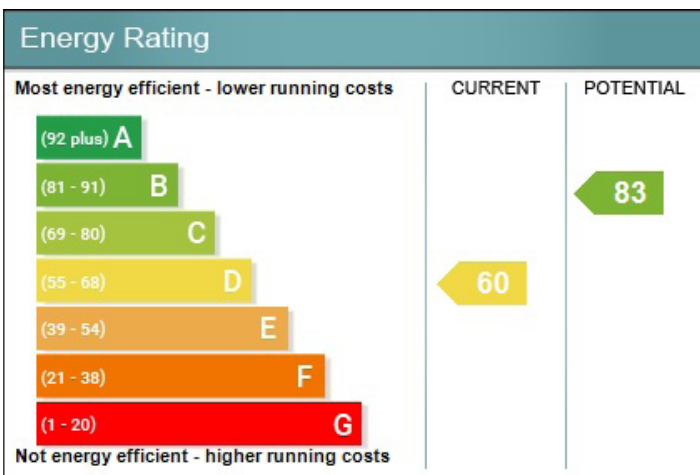
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Directions: From Wimborne proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Take the first exit at the roundabout. At the traffic lights, turn left into Queen Anne Drive. Take the fourth turning on the left into Lynwood Drive. Turn right into the first cul-de-sac, and the property can be found on the left hand side.





Council Tax: Band F





properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



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