



19 MONTACUTE WAY, MERLEY, WIMBORNE, DORSET, BH21 1UB
£550,000 FREEHOLD

A MODERN 4 BEDROOM DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, IN A QUIET CUL-DE-SAC ON THE POPULAR MERLEY DEVELOPMENT.

SUMMARY:

Standing on a prime corner plot with off road parking, a double garage and a private garden, the house benefits from gas central heating and UPVC double glazing.

AT A GLANCE

- NO FORWARD CHAIN
- In a quiet-cul-de-sac
- Prime corner plot
- Double garage and private garden
- Lounge and separate dining room



DESCRIPTION:

An integral porch leads to a spacious square reception hall with a cloakroom. The lounge has a fireplace (with electric fire), a UPVC double glazed patio door to the rear garden, and glazed doors to a separate dining room.

The kitchen/breakfast room is fitted with units and ample worktops and has space and plumbing for washing machine and slimline dishwasher, space for free standing cooker with gas and electric connections, extractor, space for fridge, under stairs larder cupboard, and UPVC double glazed door to the garden.

A staircase with half landing leads to a first floor landing with an airing cupboard and access via a retractable ladder to the partly boarded loft. There are 4 bedrooms, all with wardrobes, and a family shower room.

A driveway provides off road parking and leads to a double garage with electric roller door, Vaillant gas central heating boiler, lighting, power points and personal side door.



The open plan front garden is predominantly lawned, with shrub borders. At the side, there is an established beech hedge and a gate to a side garden arranged as a kitchen garden, with a patio, a pergola with an established wisteria, and an external power point. The lawned rear garden has 2 timber sheds, well stocked shrub borders and a paved patio.

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.

COUNCIL TAX:

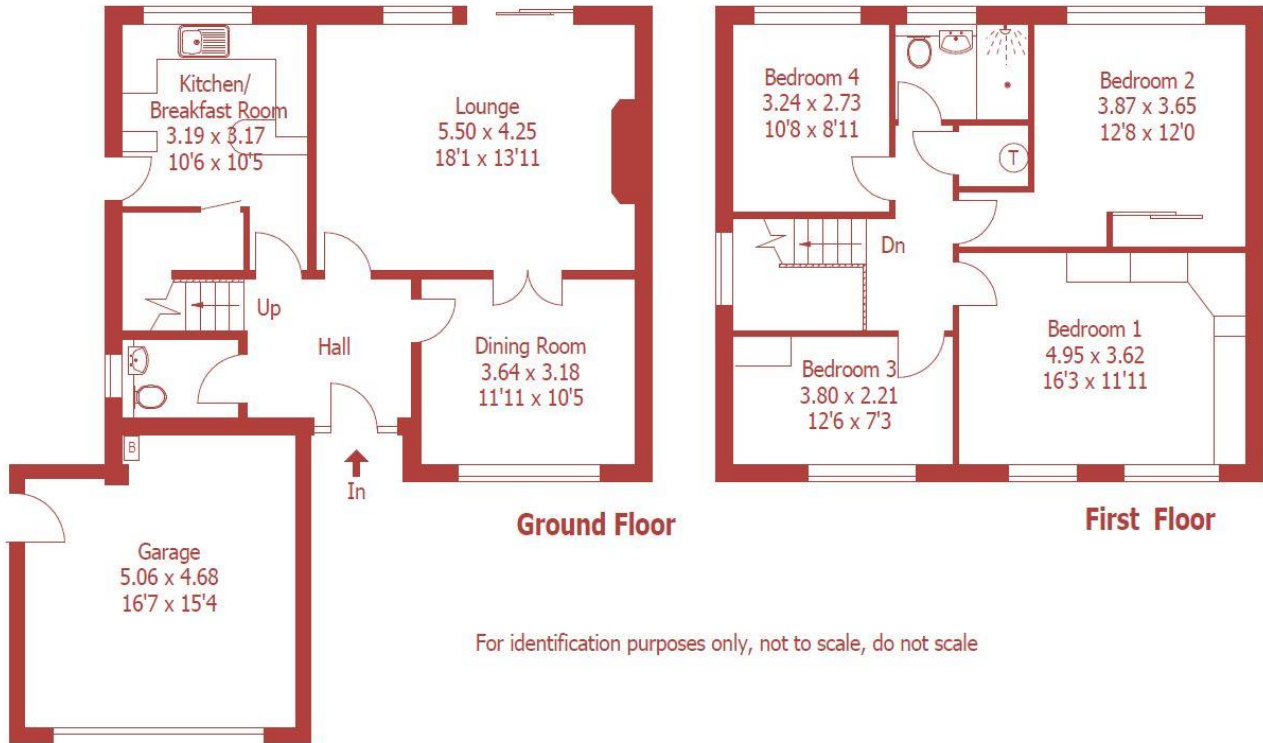
Band E

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, and take the second turning on the left into Montacute Way. Proceed towards the far end, and number 19 can be found in a cul-de-sac on the left hand side.



Approximate Gross Internal Area :- 154 sq m / 1657 sq ft
Inc Garage



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		82
(69-80)	C	71	
(55-68)	D		
(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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