



51 MERLEY GARDENS, MERLEY, WIMBORNE, DORSET, BH21 1TA  
**£625,000 FREEHOLD**

**A BEAUTIFULLY EXTENDED 3 BEDROOM DETACHED BUNGALOW, REFURBISHED TO A HIGH SPECIFICATION AND TASTEFULLY PRESENTED THROUGHOUT, WITH A PRIVATE, SOUTH FACING REAR GARDEN AND AMPLE OFF ROAD PARKING.**

**SUMMARY:**

Standing on a prime corner plot within walking distance of local shops, this spacious home is presented in exemplary condition and benefits from UPVC double glazing, gas central heating (the boiler for which was replaced in 2021), a superbly fitted kitchen (with integrated appliances), a separate utility room, and modern en suite and family bathrooms.

**AT A GLANCE**

- Refurbished to a high specification
- Tastefully presented throughout
- Private, south facing rear garden
- Ample off road parking
- Superbly fitted kitchen and separate utility room





## DESCRIPTION:

There is a reception hall with an airing cupboard and a retractable ladder giving access to a part boarded loft (with fitted light and gas combination boiler.)

The well proportioned, dual aspect lounge features glazed sliding doors to the rear garden, and a large picture window to the rear. The superb kitchen/breakfast room has contemporary units, quartz worktops, large corner larder cupboard, Bosch microwave and oven, AEG hob and extractor, and integrated dishwasher, fridge and freezer. The separate utility room has units, a washing machine, and an automatically opening rooflight (with rain sensor.)

Bedroom 1 has French doors to the garden, a walk-in dressing room and an en suite shower room (with shower, wash basin, WC, fully tiled walls, towel radiator, and wall mirror with Bluetooth operated lighting and mist control.)

There are 2 further double bedrooms and a fully tiled family bathroom (with shower bath, WC, wash basin and towel radiator.)





A block paved driveway provides off road parking and leads to a garage (with up-and-over door) which has been shortened to create the utility room and now provides a useful storage area. The lawned front garden has planted borders and a side gate giving access to 3 timber sheds.

The nicely enclosed, private, south facing rear garden includes a porcelain flagged terrace, exterior lighting, a lawn and a timber gazebo providing an outdoor entertaining area (with lighting and power points.)

### 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 D

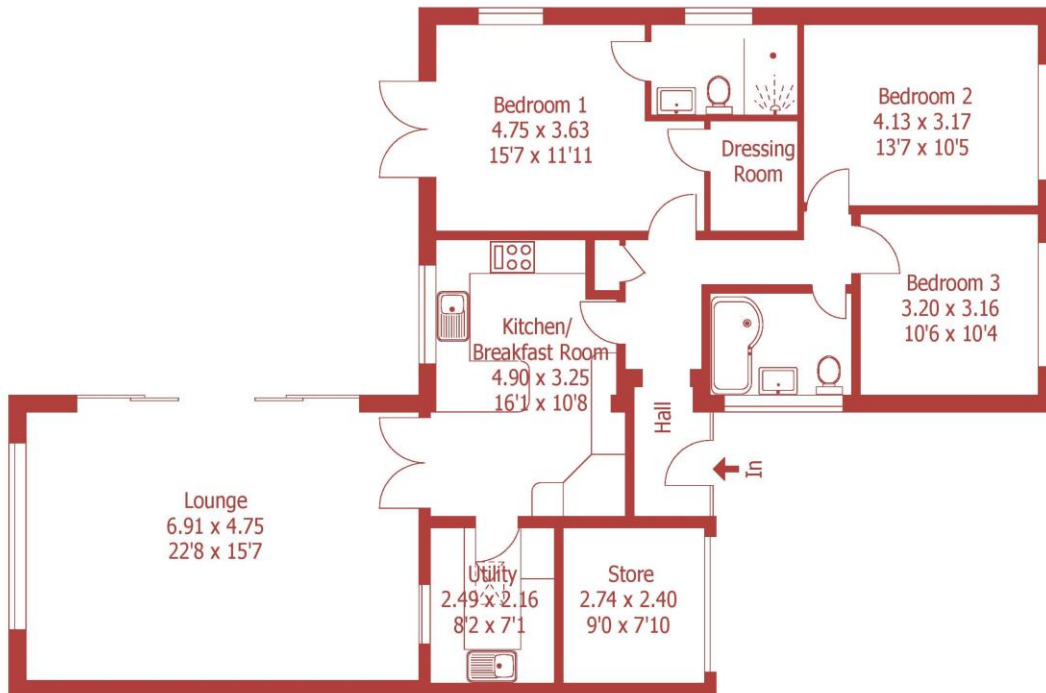
### DIRECTIONS:

From Wimborne, proceed along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Turn first right into Oakley Straight. At the end, turn left into Merley Lane, and take the next right turn into Merley Gardens. Number 51 can be found at the far end, on the left, at the junction with De Montfort Road.





Approximate Gross Internal Area :- 128 sq m / 1380 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		
(81-91)	B		82
(69-80)	C		
(54-68)	D	64	
(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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