

**54 Cockerell Close, Merley,
Wimborne, BH21 1XT**

**£369,950
Freehold**



A very well presented three bedroom semi-detached home situated in this popular location and benefitting from gas fired heating with radiators and UPVC double glazing. The property is situated in a quiet cul-de-sac location and within easy reach of popular schooling and local amenities, and the larger neighbouring towns of Wimborne and Broadstone are only a short drive away. This bright and airy home has a lounge with separate dining area which opens to the kitchen and the addition of a study or snug which overlooks the rear garden. To the first floor there are three bedrooms and an attractively fitted bathroom. A driveway provides off road parking and there is excellent storage to the side of the property and in the rear garden there is a summer house/cabin with power and light.

UPVC DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE HALL Radiator, wood effect LVT flooring, glazed double doors lead to:

LOUNGE 13' 2" x 12' 4" (4.01m x 3.76m) Coved ceiling, two windows to front aspect, radiator, TV aerial connection, downstairs storage cupboard, continuation of the flooring from the reception hall, an archway leads through to the:

DINING AREA 10' 11" x 8' (3.33m x 2.44m) Coved ceiling, radiator, continuation of the wood effect LVT flooring, a wide archway opens through into:

KITCHEN 11' x 7' 5" (3.35m x 2.26m) A range of white gloss units comprising of single bowl single drainer sink unit with centre mixer tap with adjacent granite effect worktop surfaces with a range of drawers and base storage cupboards below with eye level wall mounted units one of which conceals the Glow Worm combination boiler serving the heating and domestic hot water supply, inset four ring gas hob with splashback and extractor canopy over and electric oven below, space and plumbing available for an automatic washing machine, space suitable for upright fridge/freezer, coved ceiling, continuation of the wood effect LVT flooring, window to side aspect, UPVC double glazed door and window leading to rear garden

DOUBLE DOORS OPEN FROM THE DINING AREA TO:

STUDY/SNUG 8' 11" x 7' 4" (2.72m x 2.24m) Coved smooth plastered ceiling, radiator, continuation of the wood effect LVT flooring and UPVC double glazed French doors open to the rear garden

STAIRCASE FROM THE RECEPTION HALL LEADS TO:

FIRST FLOOR LANDING Window to side aspect, coved ceiling, loft hatch with sliding ladder gives access to roof space

BEDROOM 1 13' 1" x 8' 9" (3.99m x 2.67m) Coved ceiling, radiator, window to front aspect

BEDROOM 2 11' max. x 9' 2" (3.35m x 2.79m) Coved ceiling, radiator, built in storage cupboard, window overlooking rear garden

BEDROOM 3 9' 7" max. x 6' 8" (2.92m x 2.03m) Coved ceiling, radiator, built in wardrobe cupboard with hanging rail and shelf over, window to front aspect

BATHROOM A contemporary white suite comprising of 'P' shaped shower bath with wall mounted shower controls and hand held shower unit plus rain shower shower head, glazed shower screen, pedestal wash hand basin with centre mixer tap and WC, smooth plastered ceiling, fully tiled walls, ceramic tiled floor, chrome heated towel rail, window



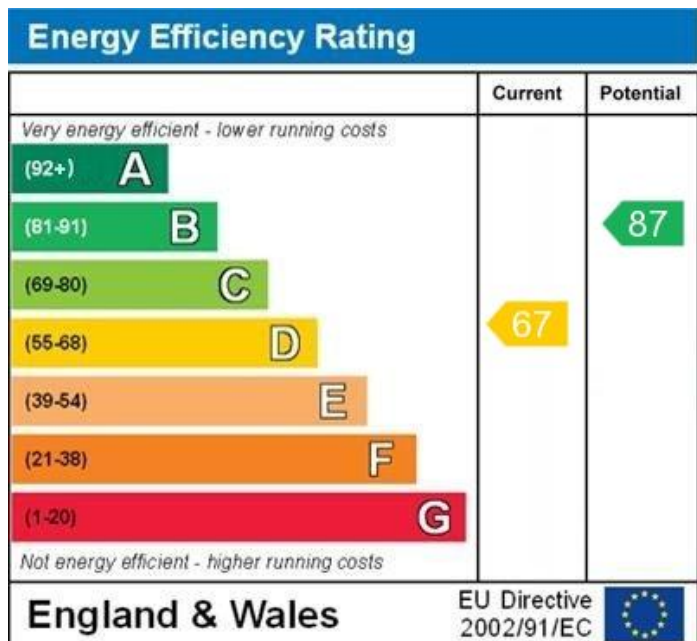
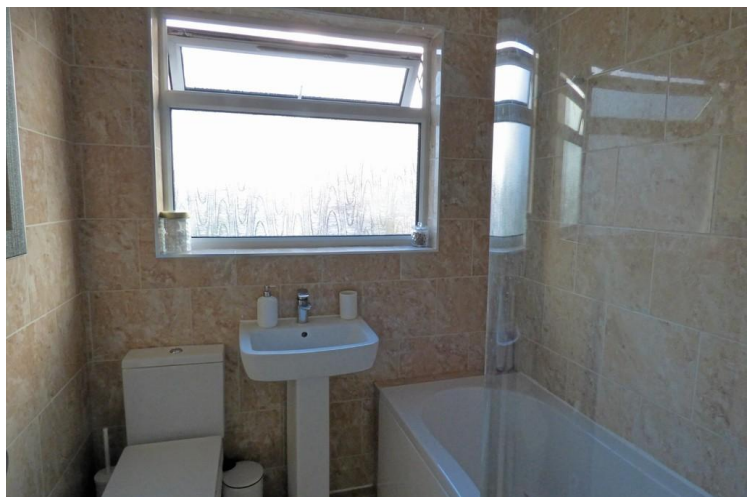
OUTSIDE - FRONT The front garden has been predominantly laid to lawn with stocked flower and shrub borders and a driveway provides off road parking. From the driveway a gate gives access to a generous and recently installed storage shed and then a second storage shed being ideal for garden tools etc. and an outside light point.

OUTSIDE - REAR Directly to the rear of the house there is a block paved patio with outside lighting, this then extends to an area of lawn with well stocked flower and shrub borders and to the rear of the garden there is a substantial cabin with glazed double doors with side screens with a window to the side and power and light available. The rear garden is fully enclosed by timber panelled fencing.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14316





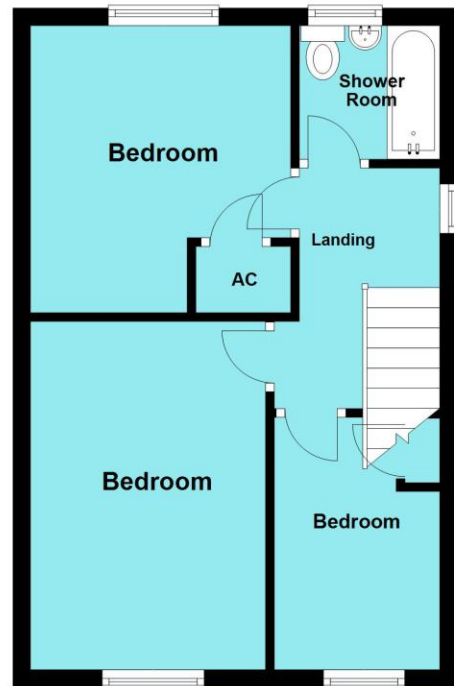
Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk