

**5 Montacute Way, Merley, Wimborne,
Dorset, BH21 1UB**

**£575,000
Freehold**



A four bedroom, two reception room detached family home situated in this sought after location within Merley and benefitting from gas fired heating with radiators and UPVC double glazing. The property has been owned by the same family for many years and has been well maintained throughout. Features include a generous reception hall with ground floor cloakroom and a later extension to the house which now provides a breakfast room leading to a kitchen, plus a large third bedroom. To the front there is a generous area of lawn with double width driveway leading to the attached double garage and the mature rear garden enjoys a southerly aspect. The property is offered for sale with No Forward Chain.

COVERED ENTRANCE PORCH With outside light, tiled step, aluminium framed double glazed front door with matching side screen leads to:

RECEPTION HALL Coved ceiling, radiator

GROUND FLOOR CLOAKROOM Of a good size and comprising of a WC with pedestal wash hand basin and tiled splashback, radiator, coved ceiling, window

LOUNGE 18' 2" x 13' 10" (5.54m x 4.22m) Coved ceiling, two radiators, light dimmer control switch, ornamental fireplace with tiled hearth and surround with electric fire, TV point and window with adjacent UPVC double glazed door leading to the patio and rear garden and an archway to the dining room

DOOR FROM THE RECEPTION HALL LEADS TO:

DINING ROOM 11' 10" x 10' 6" (3.61m x 3.2m) Coved ceiling, radiator, window to front aspect, light dimmer control switch, heating thermostat control

DOOR FROM THE RECEPTION HALL LEADS TO:

BREAKFAST ROOM 10' 7" x 10' 5" (3.23m x 3.18m) Coved ceiling, radiator, TV point, built in understairs storage cupboard with space and plumbing for an automatic washing machine, UPVC double glazed door to outside. Archway leads to:

KITCHEN 10' x 9' 9" (3.05m x 2.97m) One and a half bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces with a comprehensive range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, four ring Bosch gas hob with extractor canopy above and to the side a Bosch electric double oven, space suitable for an upright fridge/freezer, coved ceiling, partly tiled walls and window enjoying an outlook over the rear garden

A STAIRCASE FROM THE RECEPTION HALL LEADS TO:

A FIRST FLOOR LANDING Window to side aspect, and then to:

FIRST FLOOR LANDING Coved ceiling, a loft hatch with sliding ladder gives access to the roof space, also on the landing is a generous airing cupboard with pre-insulated hot water cylinder with fitted immersion and shelving above with power and light

BEDROOM 1 16' 3" x 11' 11" (4.95m x 3.63m) Coved ceiling, radiator, two windows to front aspect, comprehensive range of bedroom furniture comprising of bedside cabinets, wardrobes and a dressing table unit

BEDROOM 2 12' 9" x 12' (3.89m x 3.66m) Coved ceiling, radiator, window overlooking the rear garden

BEDROOM 3 21' 5" x 10' 1" narrowing to 9' (6.53m x 3.07m) Coved ceiling, radiator, window to rear aspect

BEDROOM 4 12' 5" x 7' 5" (3.78m x 2.26m) Radiator, window to front aspect, light dimmer control switch



BATHROOM Suite comprising panel enclosed bath with wall mounted shower unit and glazed shower screen, wash hand basin and WC, coved ceiling, fully tiled walls, chrome heated towel rail, electric shaver point, window

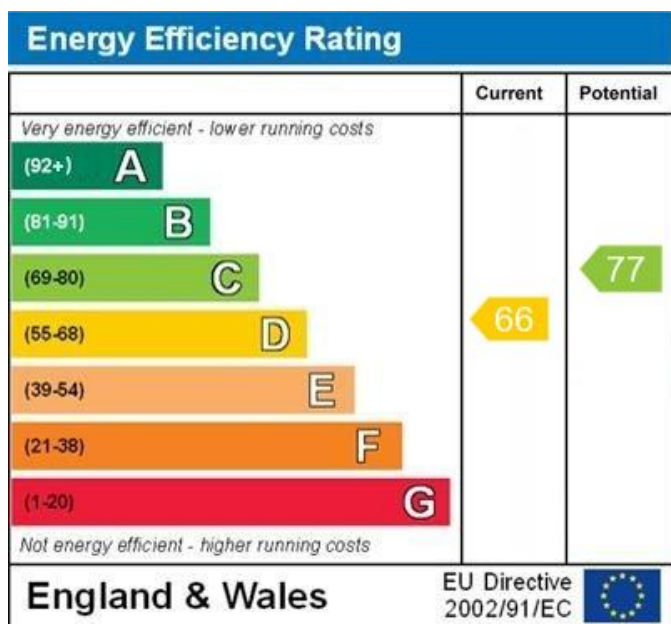
OUTSIDE - FRONT The front garden is particularly well maintained with a shaped area of lawn with well stocked flower and shrub borders, a double width tarmac driveway providing off road parking for four vehicles leads to the ATTACHED DOUBLE GARAGE which is fitted with an electronically operated door, the garage has power and light and a UPVC door to the side pathway. To the left hand side of the garage a wrought iron gate leads along a paved pathway where there is space for wheelie bins and a timber built garden shed, the pathway then extends to:

OUTSIDE - REAR A southerly facing rear garden with a paved patio area directly to the back of the house with established Wisteria, which then steps up to a well kept area of lawn surrounded by borders with various specimen plants and shrubs. The rear garden is fully enclosed by timber panelled fencing and there is a wooden greenhouse and a water tap.

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

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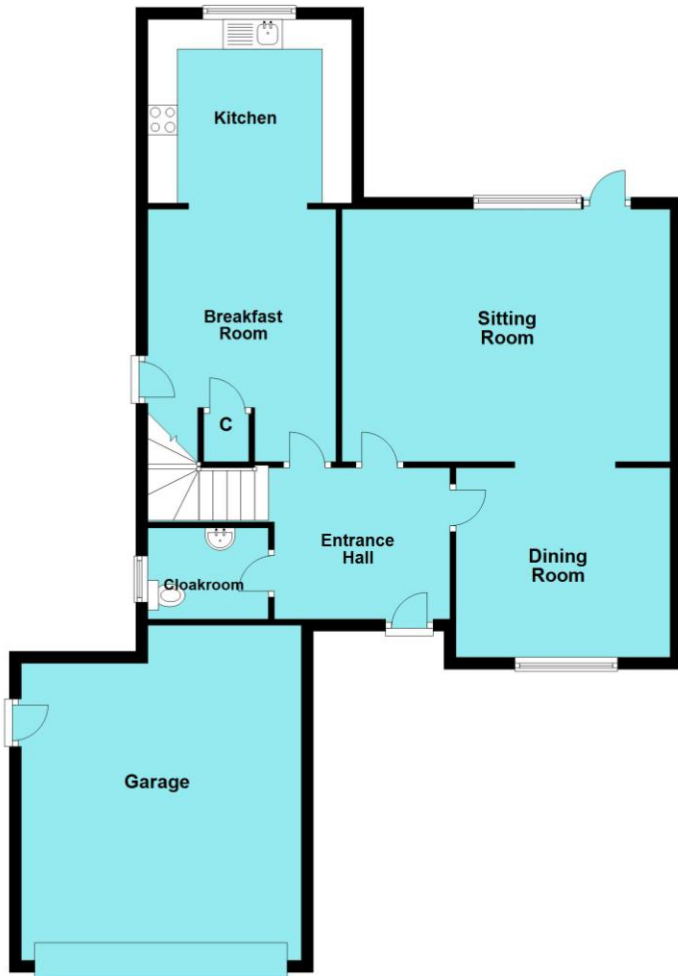


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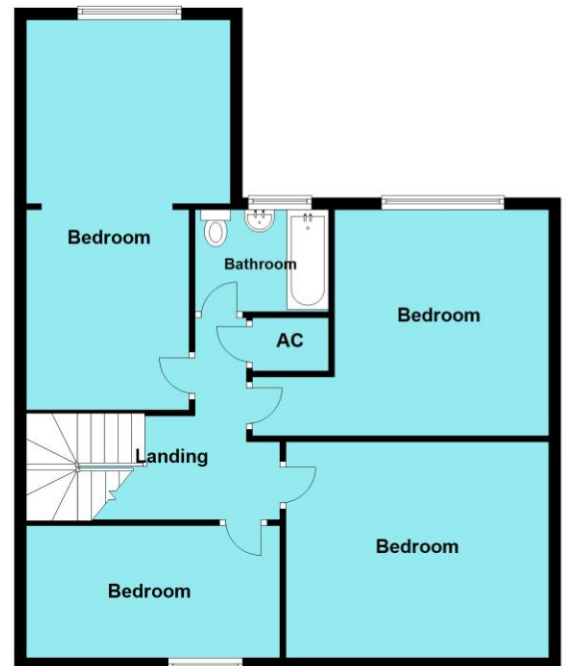
Ground Floor

Approx. 98.0 sq. metres (1054.8 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.3 sq. feet)



Total area: approx. 175.3 sq. metres (1887.2 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
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