

4 Chichester Walk
Merley
Wimborne BH21 1SN

Price **£425,000** Freehold



AN EXTENDED DETACHED FAMILY HOME,
BEING OFFERED TO THE MARKET FOR
THE FIRST TIME IN OVER 50 YEARS, WITH
THE BENEFIT OF NO FORWARD CHAIN.
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION WITHIN SOUGHT
AFTER SCHOOL CATCHMENTS.



- * **ENTRANCE HALLWAY 13'4" x 6'5" (4.08m x 1.98m)**
 - * **CLOAKROOM 7' x 3'2" (2.13m x 0.98m)**
- * **LOUNGE/DINING ROOM 24'1" (MAXIMUM) x 11'8" (MAXIMUM)
(7.35m x 3.6m)**
 - * **KITCHEN 11'2" x 9'2" (3.41m x 2.8m)**
 - * **BREAKFAST ROOM 11'5" x 8'6" (3.51m x 2.62m)**
 - * **INNER HALLWAY 6'8" x 5'5" (2.07m x 1.68m)**
- * **FAMILY ROOM/STUDY 11'6" x 11'5" (3.54m x 3.51m)**
 - * **SHOWER ROOM 6'1" x 2'8" (1.86m x 0.85m)**
 - * **BEDROOM ONE 12'1" x 11'7" (3.69m x 3.57m)**
 - * **BEDROOM TWO 12'5" x 10'2" (3.81m x 3.11m)**
 - * **BEDROOM THREE 8'5" x 7'9" (2.59m x 2.41m)**
 - * **FAMILY BATHROOM 6'9" x 5'5" (2.1m x 1.68m)**
- * **FRONT AND SOUTHERLY FACING REAR GARDEN**
 - * **DRIVEWAY PARKING**
 - * **SINGLE GARAGE**
- * **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has understairs storage cupboard, telephone point, stairs rising to first floor and access into the ground floor cloakroom which has frosted window to rear aspect, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. The light and airy lounge/dining room has window to front aspect, brick built fireplace, TV point, serving hatch to kitchen and double opening doors leading to the rear garden. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, working surfaces over, nest of four drawers, single sink with drainer and mixer tap, part tiled walls, space for fridge and dishwasher and integrated appliances to include microwave, oven, grill, four ring gas hob and extractor fan over. Off the kitchen an archway leads through to the breakfast room which has window to side aspect and double glazed frosted door leading out to the front. The inner hallway has frosted door to side leading to the rear garden and access into the family room/study which has window to side aspect, double opening doors leading to the rear garden and built in storage cupboards. To complete the accommodation on the ground floor is the shower room which is also accessed off the inner hallway which has frosted window to side, fully tiled walls and flooring and shower cubicle with shower.

The first floor landing has window to side aspect, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect and benefits from fitted wardrobes with sliding mirrored doors. Bedroom two has window to rear aspect with pleasant views over the rear garden and benefits from a storage cupboard. Bedroom three has window to front aspect. The family bathroom has frosted window to rear aspect, shaver point, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and personal double glazed door to side. The sizeable and southerly facing rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Further patio area behind the garage. Hardstanding for summer house. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. At the roundabout turn left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the fifth turning on the left into Merley Lane which will continue into Sopwith Crescent and then Chichester Walk can be found on the left hand side.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1788