

344 Sopwith Crescent  
Merley  
Wimborne BH21 1XF

Price **£500,000** Freehold



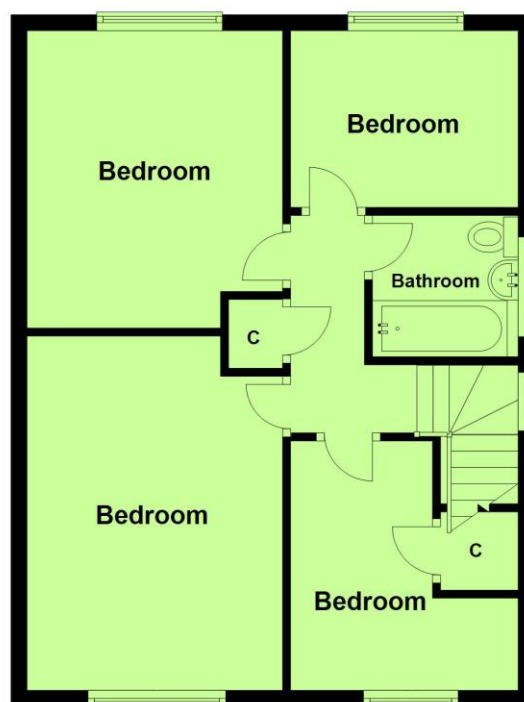
AN EXTREMELY WELL PRESENTED FOUR  
BEDROOM DETACHED FAMILY HOME  
SITUATED ON A CORNER PLOT IN THE  
EVER POPULAR LOCATION OF MERLEY.



Ground Floor



First Floor



Total area: approx. 110.8 sq. metres (1193.0 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.

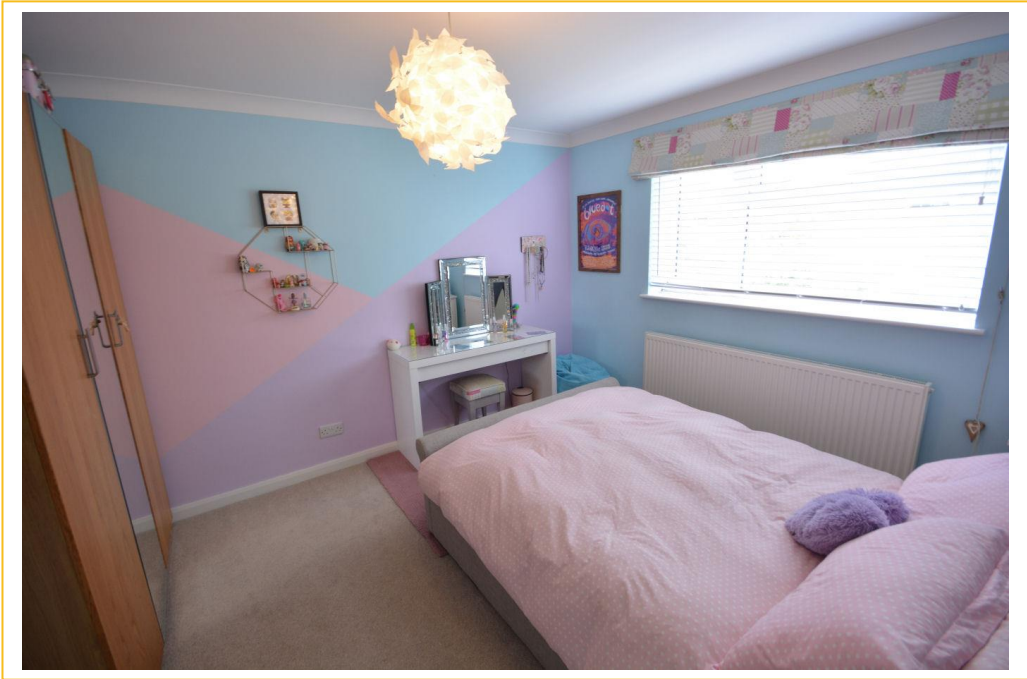
Plan produced using PlanUp.

- \* ENTRANCE HALLWAY**
- \* CLOAKROOM 4'5" x 3'8" (1.37m x 1.15m)**
- \* SITTING ROOM 14'6" x 13'1" (4.45m x 3.99m)**
- \* KITCHEN/DINING/GARDEN ROOM 24'6" (MAXIMUM) x 20' (MAXIMUM)  
(7.49m x 6.09m)**
- \* STAIRS RISING TO FIRST FLOOR LANDING**
- \* BEDROOM ONE 13' TO WARDROBE FRONTS x 10'5" (3.96m x 3.2m)**
- \* BEDROOM TWO 12'3" x 10'5" (3.74m x 3.2m)**
- \* BEDROOM THREE 9'4" x 7'2" (2.86m x 2.19m)**
- \* BEDROOM FOUR 10'4" (MAXIMUM) x 9'4" (MAXIMUM) (3.16m x 2.86m)**
- \* FAMILY BATHROOM 6' x 5'8" (1.82m x 1.76m)**
- \* FRONT AND REAR GARDENS**
- \* SINGLE GARAGE**
- \* OFF ROAD PARKING**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**
- \* DOUBLE GLAZED WINDOWS**









**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway with understairs storage cupboard and additional built in cupboards. Ground floor cloakroom comprising fully tiled walls and floor, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, mirrored medicine cabinet and wall mounted heated towel rail. The sitting room has large window to the front aspect and feature electric fireplace. The modern fitted and extended kitchen/dining/garden room is to the rear of the property with a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, space and plumbing for washing machine, integrated double oven, microwave and fridge/freezer, island unit with four ring burner hob and extractor fan above and further built in cupboards to the dining area leading into a garden room with triple aspect windows and double opening doors to the rear garden.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space, built in airing cupboard with slatted shelving and fitted radiator. There are four bedrooms with bedroom four having a built in cupboard. The modern fitted family bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with mixer tap and overhead shower and shower screen, wall mounted heated towel rail and fully tiled walls.

The front of the property is mainly laid to shingle for off road parking with raised shrub border. A gate gives access to the rear garden which is mainly laid to patio and lawn area with shrub and herbaceous borders. There is gate to the rear giving access to the single garage with off road parking.







**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout taking 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 hand side into Merley Lane which will then lead into Sopwith Crescent.

**COUNCIL TAX:** Band E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**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: R1856**