

24 Cockerell Close  
Merley  
Wimborne BH21 1XT

Price **£390,000** Freehold



A SUPERBLY PRESENTED AND EXTENDED  
THREE BEDROOM SEMI DETACHED FAMILY  
HOME, SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION, WITHIN SOUGHT  
AFTER SCHOOL CATCHMENTS.



- \* **ENTRANCE HALL 5' x 3'6" (1.52m x 1.09m)**
- \* **CLOAKROOM 4'4" x 2'6" (1.34m x 0.79m)**
- \* **SITTING ROOM 15'4" x 13'7" (4.69m x 4.17m)**
- \* **KITCHEN/DINING ROOM 20'7" x 10'8" (6.31m x 3.29m)**
- \* **FAMILY ROOM/STUDY 14'4" x 8'2" (4.38m x 2.49m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 15'6" x 8'8" (4.75m x 2.68m)**
- \* **BEDROOM TWO 9'6" x 9'1" (2.92m x 2.77m)**
- \* **BEDROOM THREE 9'9" x 6'5" (3.01m x 1.98m)**
- \* **FAMILY BATHROOM 6'3" x 6'1" (1.92m x 1.85m)**
  - \* **DRIVEWAY PARKING**
  - \* **SINGLE GARAGE**
  - \* **SECLUDED REAR GARDEN**
  - \* **UPVC DOUBLE GLAZED**
  - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hall which has tiled flooring and leads through to the ground floor cloakroom which has frosted window to front, corner wash hand basin with mixer tap and tiled splashback and low level flush WC. The light and airy sitting room has wood effect flooring, understairs storage area, window to front aspect, TV point and telephone point. The impressive kitchen/dining room has two windows to rear aspect, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, wood effect flooring, wine rack, nest of three drawers, space for tall fridge/freezer, dishwasher and washing machine and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. From the kitchen/dining room, double opening doors lead through to the family room/study which has feature vaulted ceiling with two Velux windows, further windows to side and rear, wood effect flooring and double opening doors leading out to the rear garden.

The first floor landing has loft access via a hatch and window to side aspect. Bedroom one and bedroom three both have windows to front aspect with bedroom three benefitting from a built in storage cupboard. Bedroom two has window to rear aspect with pleasant views over the garden and a cupboard housing the hot water tank. The family bathroom has frosted window to rear aspect, towel ladder radiator, fully tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with hot and cold tap with shower over.

To the front of the property, a block paved driveway provides 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 door to the rear. The secluded and southerly facing rear garden has a patio running adjacent to the property providing seating area with the remainder being laid to lawn, further area laid to decking, all of which are bound by timber fence and brick wall borders.





**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 into Merley Lane which will lead into Sopwith Crescent. Cockerell Close is the first turning on the left hand side.

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

**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: R1886**