

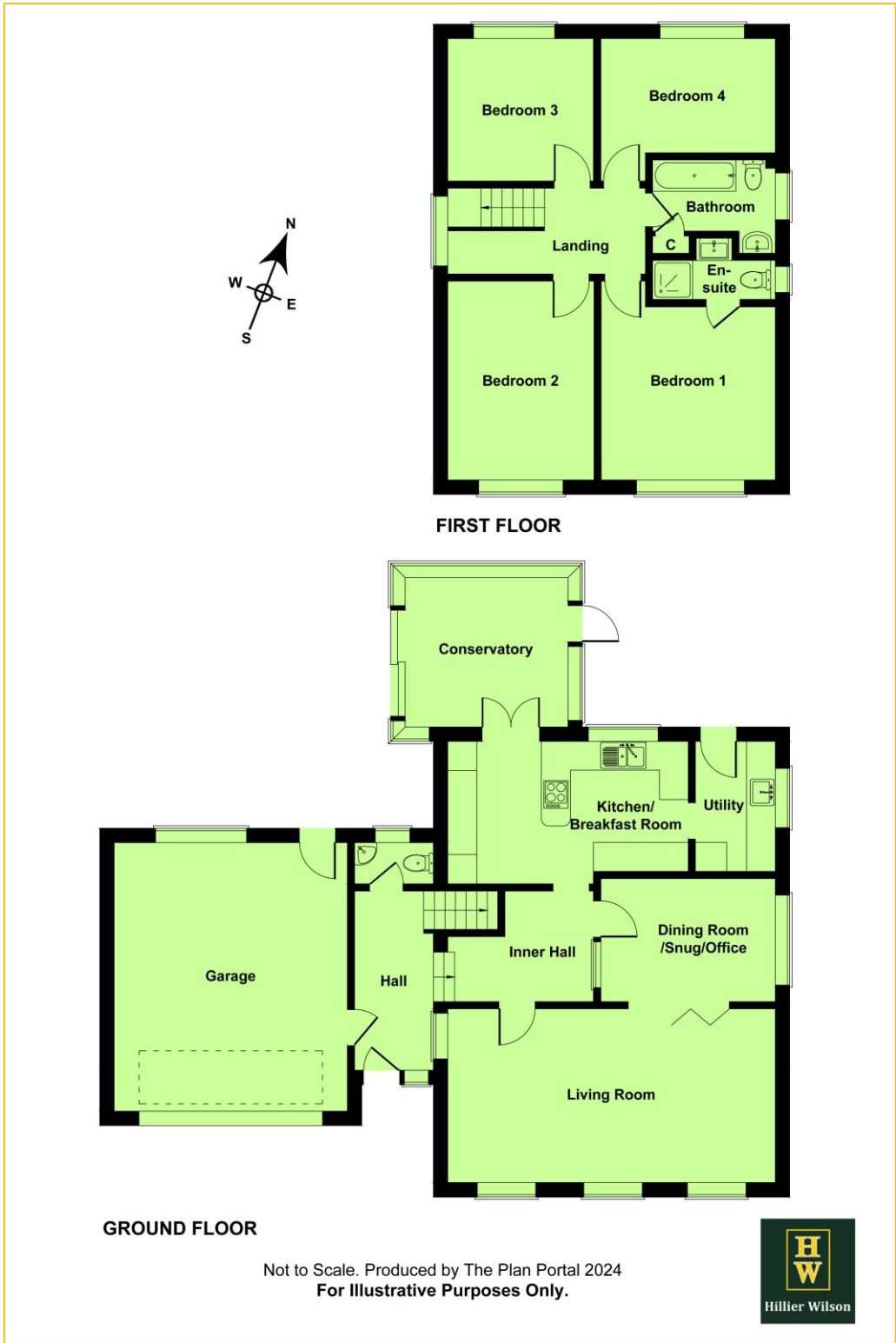
115 Lynwood Drive  
Merley

Wimborne BH21 1UU

Price **£589,500** Freehold



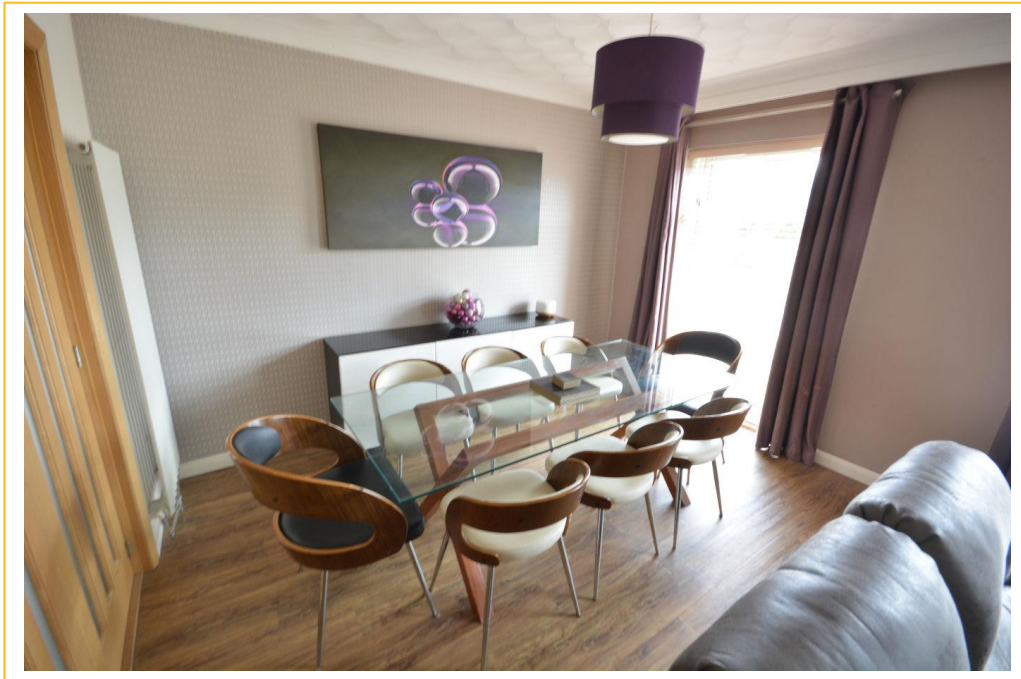
A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM,  
TWO BATHROOM DETACHED FAMILY HOME,  
BENEFITTING FROM MODERN KITCHEN/BREAKFAST  
ROOM, CONSERVATORY AND GOOD SIZE REAR GARDEN.  
AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.



- \* **HALLWAY 12' 1" X 5' 1" (3.68m x 1.55m)**
- \* **CLOAKROOM 5' 2" X 3' 8" (1.58m x 1.15m)**
- \* **INNER HALLWAY 9' 9" X 7' 5" (3.01m x 2.28m)**
- \* **LIVING ROOM 22' 3" X 11' 8" (6.79m x 3.59m)**
- \* **DINING ROOM/SNUG/OFFICE 11' 9" X 8' 5" (3.62m x 2.59m)**
- \* **KITCHEN/BREAKFAST ROOM 16' 4" X 9' 8" (4.99m x 2.98m)**
- \* **UTILITY ROOM 9' 4" X 5' 5" (2.86m x 1.67m)**
- \* **CONSERVATORY 11' 9" X 10' 5" (3.62m x 3.20m)**
- \* **BEDROOM ONE 13' 6" X 11' 9" (4.14m x 3.62m)**
- \* **EN SUITE SHOWER ROOM 8' X 4' 1" (2.43m x 1.24m)**
- \* **BEDROOM TWO 13' 6" X 9' 9" (4.14m x 3.01m)**
- \* **BEDROOM THREE 12' X 9' 8" (3.65m x 2.98m)**
- \* **BEDROOM FOUR 10' X 9' 8" (3.04m x 2.98m)**
- \* **FAMILY BATHROOM 8' 8" X 5' 9" (2.68m x 1.79m)**
- \* **DRIVEWAY AND DOUBLE GARAGE 18' 6" X 16' 1" (5.66m x 4.90m)**
- \* **FRONT AND REAR GARDENS**
- \* **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

Via an open storm porch a timber door with spyhole and frosted side screen gives access into the entrance hallway which has wood effect flooring, frosted window to side, stairs rising to first floor and access to the cloakroom which has frosted window to rear aspect, corner wash hand basin with hot and cold tap, tiled splashback and low level flush WC. From the entrance hallway two steps lead down to the inner hallway which has wood effect flooring and telephone point. The spacious living room has three windows to front aspect, wood effect flooring, TV point and bi fold doors leading through to the dining room/office/snug which has wood effect flooring and window to side aspect. The modern fitted kitchen/breakfast room has a range of wall and floor mounted cupboards, roll top working surfaces over, window to rear aspect, one and a quarter single sink with integrated drainer and mixer tap, breakfast bar eating area and a range of integrated appliances to include two fridge/freezers, dishwasher, oven, grill/oven and four ring ceramic hob. Off the kitchen is the utility room which has wood effect flooring, window to side aspect, double glazed frosted door to rear, range of floor mounted cupboards with roll top working surfaces above, part tiled walls, space for washing machine, double width sink with mixer tap and storage cupboard with double opening doors. To conclude the accommodation on the ground floor is the light and airy conservatory which gives access to the rear garden.

The first floor landing has frosted window to side aspect and loft access via a hatch. Bedroom one has window to front aspect, TV point and access into the en suite shower room which has frosted window to side, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and shower cubicle with shower. Bedroom two has window to front aspect and bedrooms three and four both have windows to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to side aspect, fully tiled walls, storage cupboard with slatted shelving, wash hand basin with mixer tap, low level flush WC and bath with mixer tap and 'Triton' shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles, in turn leading to the double garage which has electric up and over door, frosted window and door to rear, tap, light, power and timber door giving access into the entrance hallway. The rear garden has two patio areas 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. Access down the side of the property in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyatts Road. At the next roundabout take the first exit left along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Lynwood Drive is the fourth turning on the left hand side.

**COUNCIL TAX:** Band F. BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** 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: R1916**