



41 Montacute Way, Merley, Wimborne, BH21 1TZ



A particularly spacious 3 bedroom, 3 bathroom detached bungalow set on a generous secluded plot approaching 0.3 acres with a double garage.

- 3 bedrooms, 3 bath/shower rooms
- 2 reception rooms
- Conservatory
- Kitchen and utility room
- Double garage
- Situated in a quiet, secluded position
- Plot of approximately 0.28 acres
- Approximately 2,000 sq ft inc garage
- Solar panels
- Parking for several vehicles

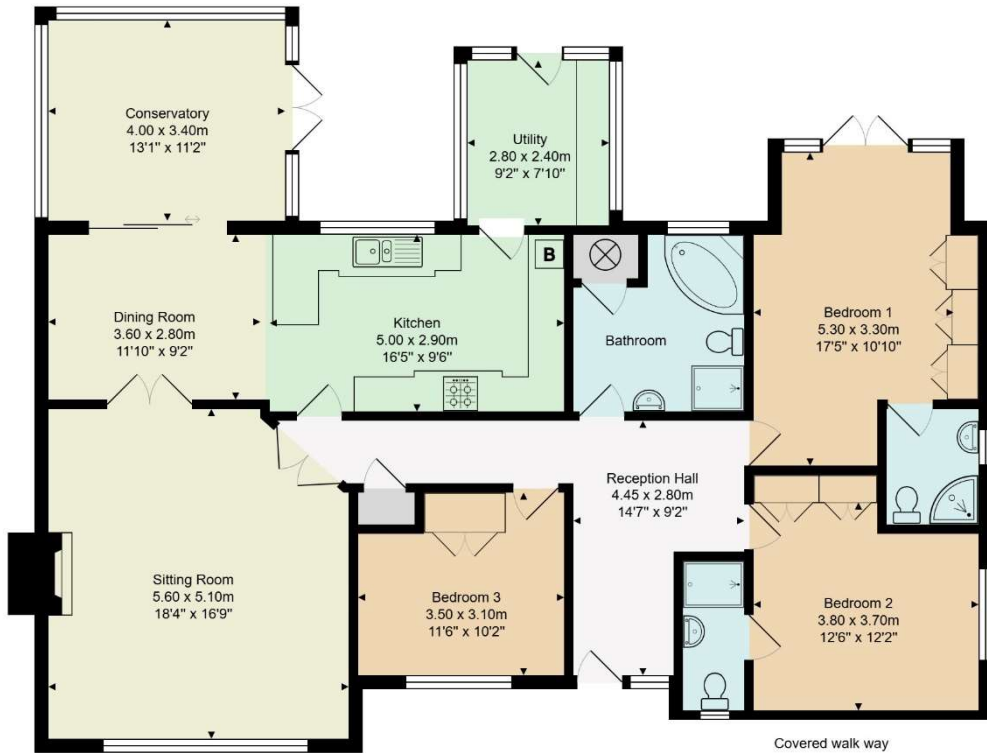
**ASKING PRICE:**

£800,000 (Freehold)

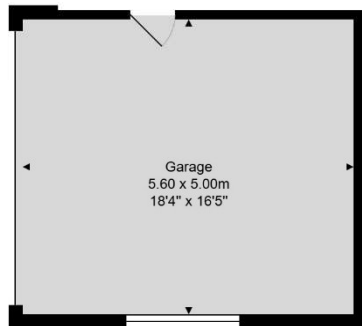
**EPC RATING:**

Band - *tbc*





Covered walk way



All measurements are approximate and for display purposes only.

Total Area including garage 186.3 m<sup>2</sup> ... 2005 ft<sup>2</sup>



## LOCATION

The property is located in the popular area of Merley at the end of a quiet lane. Nearby is a local neighbourhood centre offering a range of shops and amenities. Merley is a desirable residential area situated 2 miles south of Wimborne and 2 miles north of Broadstone. It is also within sought after school catchment.

## PROPERTY DESCRIPTION

The property is a spacious detached bungalow set on a generous, level secluded plot of 0.28 acres. Whilst well presented and maintained there is some scope for improvement.

The accommodation briefly comprises;

A large storm porch leads inside to the reception hall that has a fitted storage cupboard. The spacious sitting room over looks the front garden and has a feature place. Double doors lead to the adjacent dining room.

The dining room has an open plan arrangement with the kitchen and sliding patio doors lead out to the conservatory. The kitchen offers a generous range of fitted base and eye level units with fitted appliances including an oven, microwave oven, full size fridge, freezer, dishwasher, washing machine and tumble dryer. The separate utility room provides further storage.

There are three double bedrooms, all include fitted wardrobes. Bedroom 1 has double doors to the garden and an en-suite shower room and bedroom 2 also includes an en-suite shower room. The main bathroom has an airing cupboard together with a four piece bathroom suite including a shower, wc, wash basin and corner bath.

## OUTSIDE

The property is approached by a gated, brick paved drive providing parking for several vehicles with access to the double garage which has an electric up and over door. There are solar panels on the garage roof.

The gardens are a particular feature of the property. To the front is a lawn with planted borders. The rear garden is laid mainly to a large lawn with a patio terrace along the rear of the garden, and a variety of raised and low level beds all bound by mature, planted borders.

## ADDITIONAL INFORMATION

Council tax – F



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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