

44 Cockerell Close  
Merley  
Wimborne BH21 1XT

Price **£325,000** Freehold

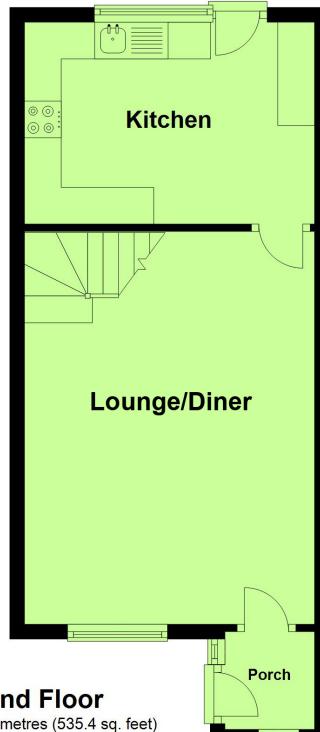
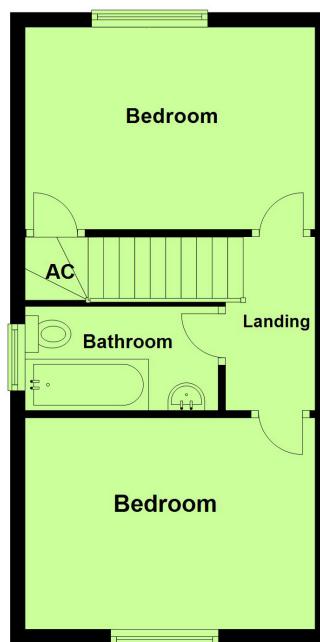


A WELL PRESENTED TWO BEDROOM SEMI  
DETACHED HOUSE SITUATED IN A QUIET  
AND POPULAR RESIDENTIAL LOCATION  
WITHIN SOUGHT AFTER SCHOOL  
CATCHMENTS.



**First Floor**

Approx. 32.4 sq. metres (348.6 sq. feet)



**Ground Floor**

Approx. 49.7 sq. metres (535.4 sq. feet)

Total area: approx. 82.1 sq. metres (884.0 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 PORCH 5' x 4'5" (1.5m x 1.37m)**

\* **LOUNGE/DINING ROOM 17'4" x 13'1" (5.3m x 3.99m)**

\* **KITCHEN 13' x 9'6" (3.96m x 2.93m)**

\* **STAIRS RISING TO FIRST FLOOR**

\* **BEDROOM ONE 10'9" TO WARDROBE FRONT x 9'2" (3.32m x 2.8m)**

\* **BEDROOM TWO 13'1" x 9'3" (3.99m x 2.83m)**

\* **FAMILY BATHROOM 8'5" x 4'5" (2.59m x 1.37m)**

\* **FRONT AND REAR GARDENS**

\* **DRIVEWAY PARKING**

\* **HOME OFFICE 15'5" x 7'6" (4.72m x 2.32m)**

\* **UPVC DOUBLE GLAZED**

\* **GAS FIRED CENTRAL HEATING**







## ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the entrance porch with frosted window to front aspect and access into the spacious lounge/dining room which has window to front aspect, TV point, understairs storage cupboard and stairs rising to the first floor. The modern fitted kitchen has window and double glazed door to rear, range of wall and floor mounted cupboards, roll top work surfaces over, single sink with drainer and mixer tap, two pan drawers, space and plumbing for washing machine, space for tall fridge/freezer and integrated appliances to include slimline dishwasher, oven, four ring ceramic hob and extractor fan over. The ground floor benefits from wood effect laminate flooring throughout.

The first floor landing has loft access via a hatch. 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, fitted wardrobes with double opening doors and built in cupboard housing the boiler. The family bathroom has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn and driveway providing off road parking for a number of vehicles. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn with timber fence and mature shrub borders. Access along the side of the property via double opening timber gates leads to the front. The property also benefits from a home office, which was originally the garage, with light, power and Ethernet cable.



**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 C BCP (Poole) Council.

**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: R1975**