



95 Lynwood Drive, Merley, Wimborne BH21 1UU

A four bedroom family home situated in this sought after location and benefiting from a large driveway and generous southerly facing rear garden.

EPC: TBC **Council Tax Band:** F **Price:** £600,000 Freehold

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Key Features

- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- LARGE LIVING ROOM
- GOOD SIZE HALLWAY & GALLERIED LANDING
- DINING ROOM
- UTILITY ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE SHOWER ROOM
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE PARKING
- DOUBLE GARAGE
- LARGE SOUTHERLY FACING REAR GARDEN

The Property

Situated at the head of a cul-de-sac location within a desirable road in Merley is this four bedroom family home. The property is within walking distance of a popular first school and local amenities, and the larger centres of Wimborne and Broadstone can be easily reached by car and public transport.

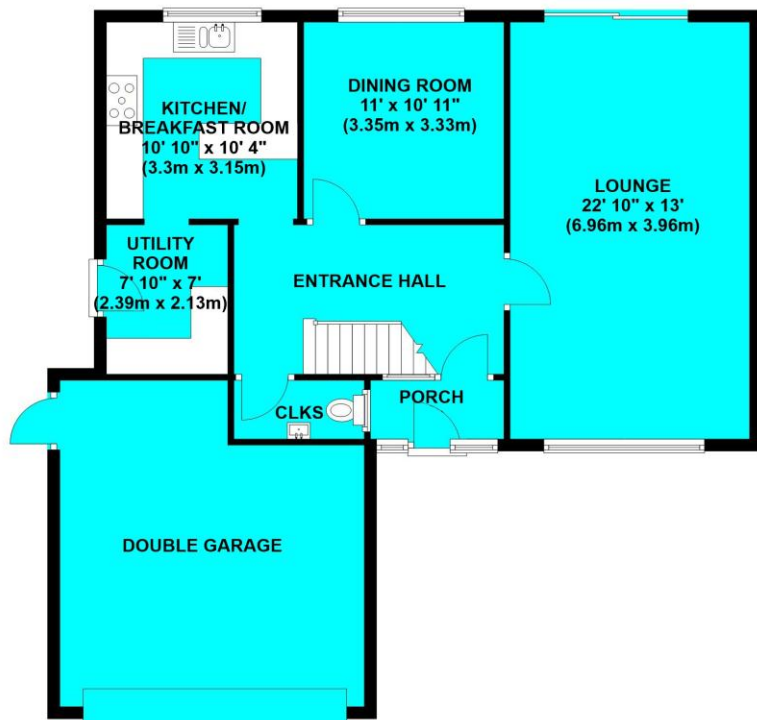
The accommodation comprises of an entrance porch leading to a good size reception hall, there is then a large lounge with windows to the front and rear aspect, a separate dining room and kitchen/breakfast room with utility room. From the hall there is ground floor cloakroom and stairs leading to a galleried first floor landing. The master bedroom enjoys a dressing area and en-suite shower room and balcony to the

front elevation. There are then three further good size bedrooms and a family bathroom.

A particular feature of the house is the large block paved driveway providing off road parking. Double gates then lead to the side of the property where there is further space for a boat or caravan, or alternatively to extend the existing property subject to planning permissions. The garden then extends to the rear with a paved patio area and neatly kept area of lawn with established borders, raised vegetable garden with steps then leading to a further patio area with a substantial shed to the rear. The garden is enclosed by either established hedgerows or timber panelled fencing and enjoys a sunny aspect.

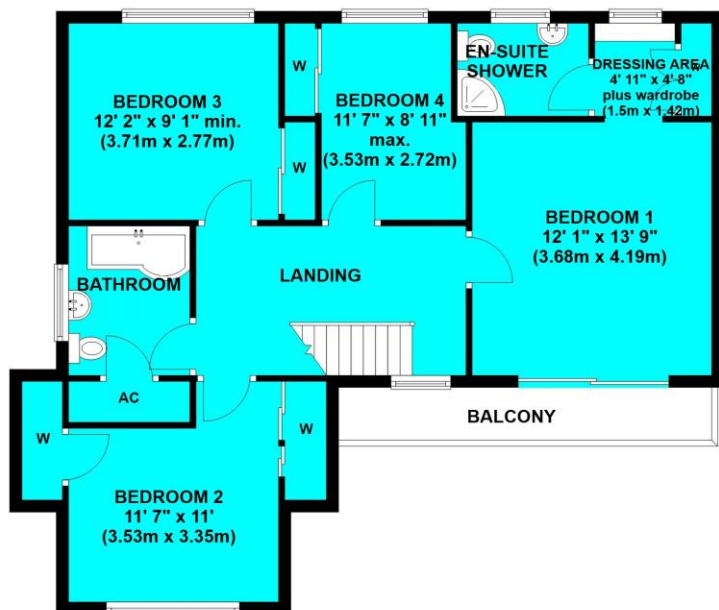
Ground Floor

Approx. 96.2 sq. metres (1035.4 sq. feet)




First Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



Total area: approx. 174.8 sq. metres (1881.6 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 and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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