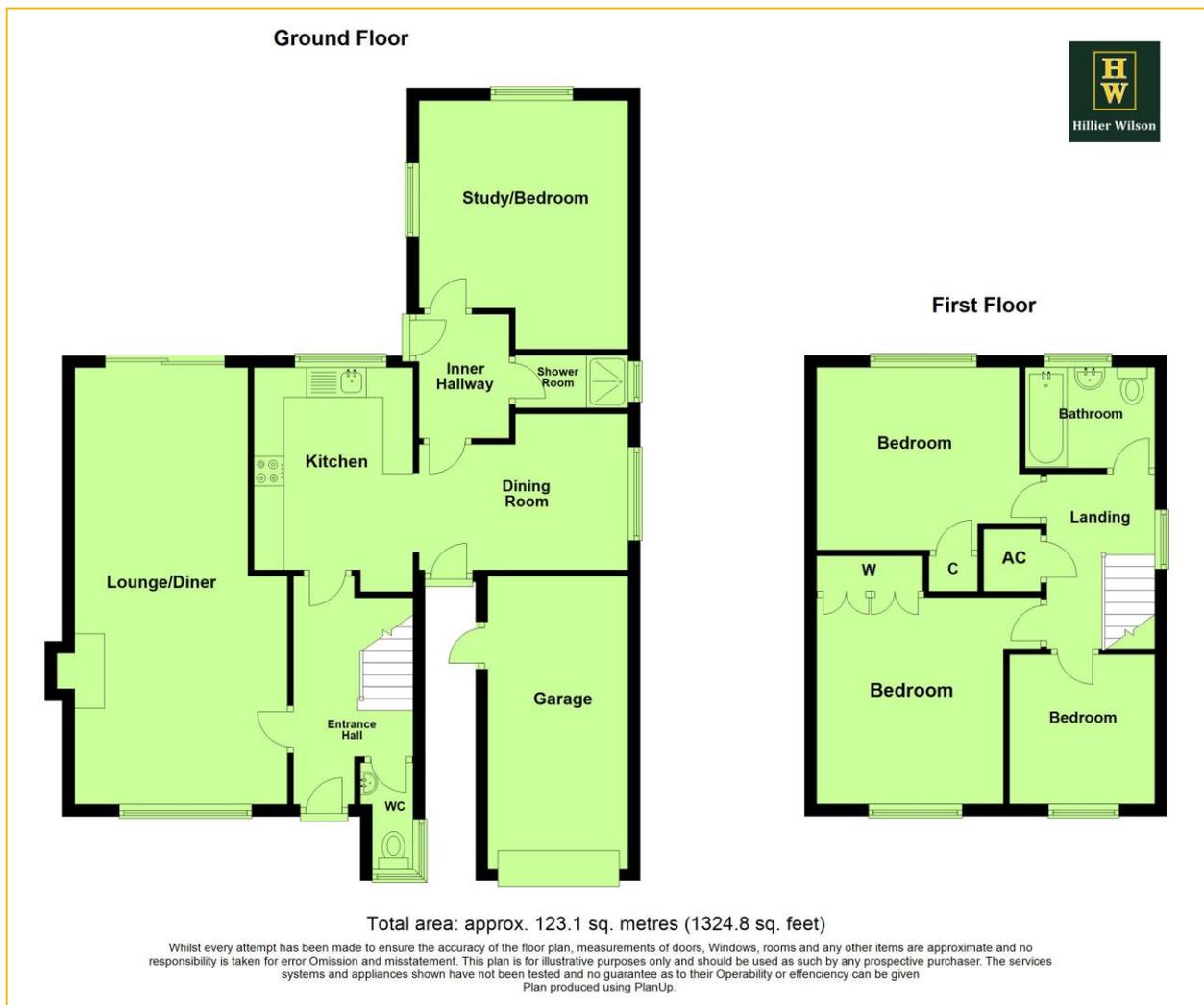


6 Chichester Walk  
Merley  
Wimborne BH21 1SN

Price **£439,950** Freehold



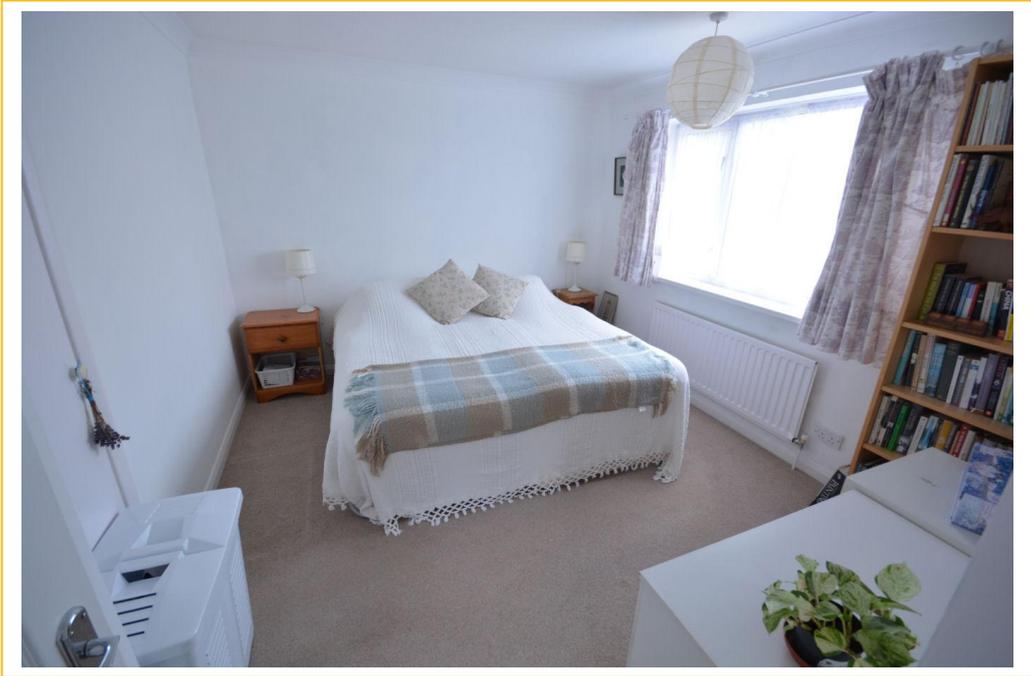
A THREE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE SITUATED WITHIN SOUGHT AFTER SCHOOL CATCHMENTS AND OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



- \* **ENTRANCE HALLWAY 13'3" x 6'6" (4.05m x 2.01m)**
  - \* **CLOAKROOM 6'6" x 3'3" (2.01m x 1.01m)**
- \* **LOUNGE/DINING ROOM 24'2" x 11'7" (MAXIMUM) (7.37m x 3.56m)**
  - \* **KITCHEN 11'3" x 8'8" (3.44m x 2.68m)**
  - \* **DINING ROOM 11'4" x 9'2" (3.47m x 2.81m)**
  - \* **INNER HALLWAY 6'5" x 5'1" (1.98m x 1.55m)**
- \* **STUDY/BEDROOM 11'5" x 8'9" (3.51m x 2.71m)**
  - \* **SHOWER ROOM 6'6" x 2'8" (2.01m x 0.85m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
- \* **BEDROOM ONE 12'4" x 11'8" (3.77m x 3.59m)**
- \* **BEDROOM TWO 12'6" x 10'3" (3.84m x 3.13m)**
- \* **BEDROOM THREE 8'3" x 8' (2.52m x 2.43m)**
- \* **FAMILY BATHROOM 6'8" x 5'5" (2.07m x 1.67m)**
  - \* **FRONT AND REAR GARDENS**
    - \* **DRIVEWAY PARKING**
    - \* **SINGLE GARAGE**
- \* **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the spacious entrance hallway which has wood effect flooring, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has frosted windows to both sides and front, vanity unit with inset wash hand basin and mixer tap with tiled splashback and low level flush WC. The light and airy lounge/dining room has window to front aspect, sliding patio doors giving access to the rear garden, TV point and central fireplace with ornate surround and mantel. The kitchen has window to rear aspect, wood effect flooring, serving hatch, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and mixer tap, storage cupboard, telephone point, space for slimline dishwasher and washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over. An archway from the kitchen leads to the dining room which has window to side aspect and double glazed frosted door giving access to the front. The inner hallway has frosted door to side and access to the study/bedroom which has windows to rear and side aspect. To complete the accommodation on the ground floor is the shower room which has frosted window to side aspect, fully tiled walls and shower cubicle with 'Triton' shower.

The first floor landing has window to side aspect, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect and benefits from two built in wardrobes with double opening doors. Bedroom two has window to rear aspect and benefits from a built in wardrobe. Bedroom three has window to front aspect. The family bathroom has frosted window to rear, fully tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking in turn leading to the single garage which has up and over door, light, power and personal door to side. The secluded rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side leads to the front.





**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 on the left into Merley Lane which will continue into Sopwith Crescent and then Chichester Walk can be found on the left hand side.

**COUNCIL TAX:** Band E 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: R2078**