



14 HARRIER DRIVE, MERLEY, WIMBORNE, DORSET, BH21 1XE
PRICE GUIDE: £450,000-£465,000 FREEHOLD

A MODERN 3 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, WITH A DETACHED GARAGE AND AMPLE OFF ROAD PARKING.

SUMMARY:

The property is set at the head of a cul-de-sac on the edge of the popular Merley development, close to the First School and community centre, and within easy reach of local shops and a health practice.

A UPVC double glazed door gives access to an entrance porch. The L-shaped reception hall has a loft access, a built-in storage cupboard and an airing cupboard. There is a cloakroom with WC and wash basin.

AT A GLANCE

- Spacious sitting room with dining area
- Kitchen & utility area
- Bathroom & cloakroom
- Garage and ample off road parking
- NO FORWARD CHAIN



DESCRIPTION:

The kitchen features a range of base and wall units, a fitted single oven and electric hob, space for a slimline dishwasher, and a UPVC double glazed door to outside. A doorway leads to a utility area housing the gas central heating boiler, with space for both washing machine and tumble dryer, and a full height storage cupboard.

There are 2 double bedrooms overlooking the rear garden, one of which has a range of fitted furniture. Bedroom 3 is a large single or small double room with a side aspect, and there is a shower room.

The front garden is laid to tarmac with pavioured edging, providing excellent off road parking, and flanked by well kept, mature shrubs. The detached garage has an up-and-over door to the front, a personal door to the side, and a window to the rear.

The gardens wrap around the bungalow. A brick arch and iron gate lead to a side garden with a paved and gravelled area with a pergola. This leads to the lawned rear garden which is interspersed with shrubs and trees, and has a shed.



A further brick arch leads to the other side of the property, where there is a large lean-to greenhouse and a bin storage shed.

The property is equipped with leased solar panels – feeding tariff and lease length to be confirmed.

LOCATION:

Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

COUNCIL TAX:

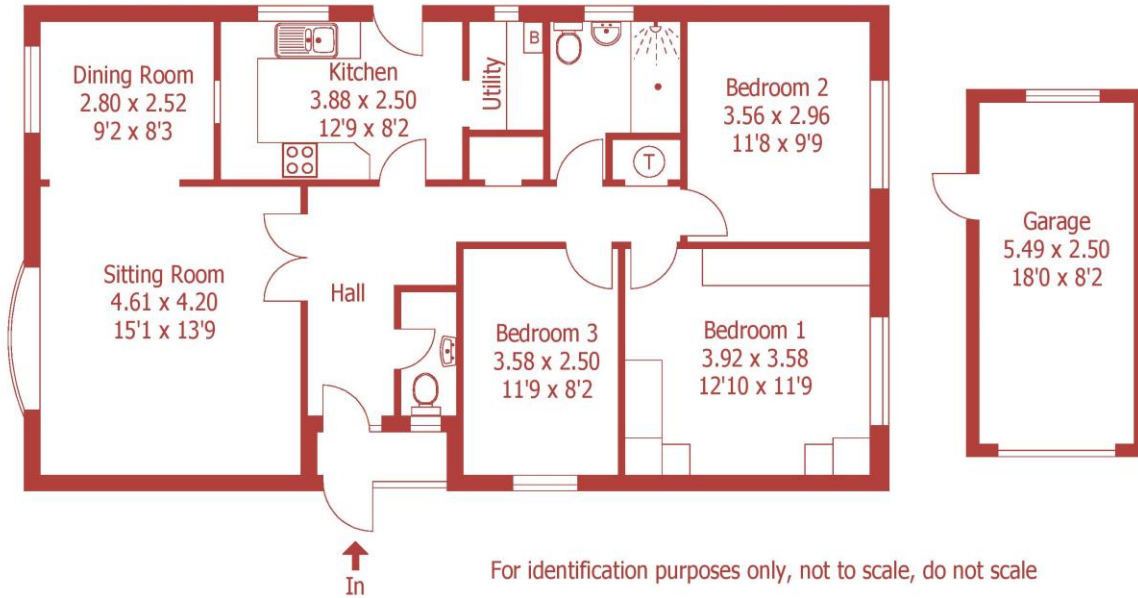
Band E

DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane, and take the first turning on the right into Oakley Straight. Turn right into Harrier Drive, and turn right into the first cul-de-sac. Number 14 can be found at the head of the cul-de-sac, on the right hand side.



Approximate Gross Internal Area :- 97 sq mt / 1050 sq ft
 Garage Approximate Gross Internal Area :- 13 sq mt / 145 sq ft



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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