



32 IVY ROAD, MERLEY, WIMBORNE, DORSET, BH21 1RT
£620,000 FREEHOLD

A PARTICULARLY WELL PRESENTED, AND DECEPTIVELY SPACIOUS, OLDER STYLE 4 BEDROOM DETACHED CHALET BUNGALOW, FOR SALE WITH NO FORWARD CHAIN, IN A POPULAR NON-ESTATE LOCATION, BACKING ON TO THE CASTLEMAN TRAILWAY.

SUMMARY:

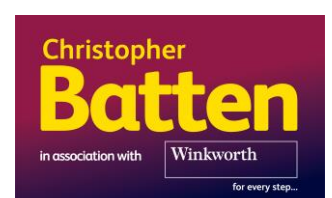
This well maintained family home offers 2 reception rooms, 3 spacious ground floor bedrooms, a first floor bedroom, a carport, ample off road parking, and a delightful, west facing rear garden.

The property offers easy access to scenic walks in nearby Delph Woods, and along the Trailway to Wimborne and Poole. It is of traditional construction, with brick and render elevations, a large shiplap-clad gable, and a roof of small plain clay tiles.

AT A GLANCE

- NO FORWARD CHAIN
- Deceptively spacious
- In a popular non-estate location
- Delightful, west facing rear garden
- Detached cabin/studio

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DESCRIPTION:

An entrance vestibule and hall (with oak flooring) lead to an attractive living room with bay window, ornamental fireplace, dresser, and dado and picture rails. Bedrooms 1 and 2 have fitted furniture, and bedroom 1 has an en suite shower room.

The modern kitchen/breakfast room features glazed doors to the garden, quartz work surfaces, island/breakfast bar, an excellent range of contemporary high gloss units, Neff 'slide & hide' oven, Neff microwave/combination oven, induction hob, extractor unit, and integrated dishwasher, fridge and freezer. The adjacent utility room includes full height cupboards, space and plumbing for white goods, wall mounted combination gas boiler, and door to the carport.

There is also a dining room with a ceramic tiled floor, a sliding patio door to the garden, and a door to bedroom 3, which has a glazed door to the garden, and a fully tiled en suite shower room.

An inner hallway leads to a fully tiled family bath/shower room with jacuzzi bath, twin wash basins, large shower and WC.



From the kitchen/breakfast room, a space-saving staircase gives access to bedroom 4 which has a rooflight, fitted furniture and excellent storage space.

A large paved driveway provides parking for numerous vehicles and leads to a paved carport. The front garden is enclosed by mixed hedges and has a shingle bed.

The rear garden, which adjoins the Railway, features a large flat lawn, planted raised stone borders, paved and shingle terraces, artificial grass and a detached cabin/studio.

LOCATION:

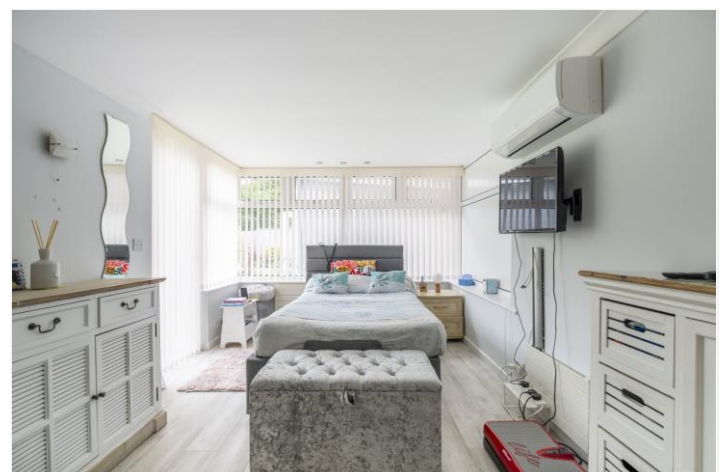
Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides 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 D

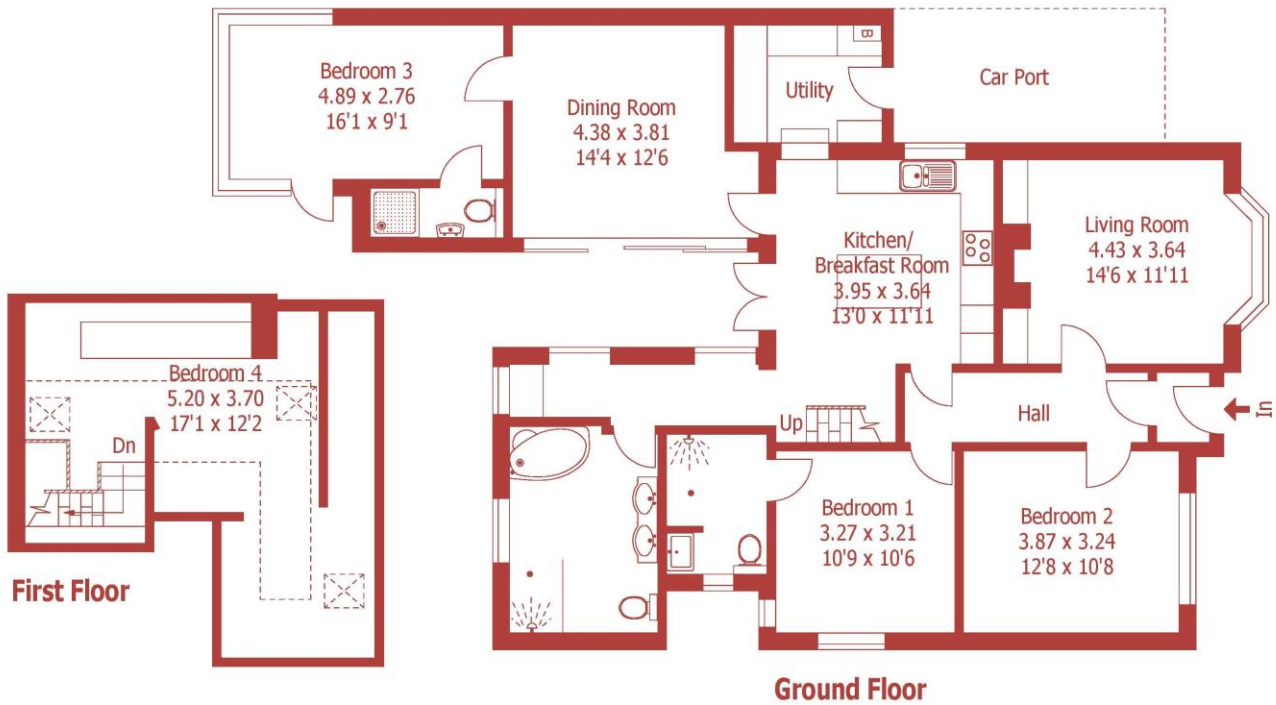
DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit and proceed into Gravel Hill. Take the first turning on the right into Ivy Road.





Approximate Gross Internal Area :- 156 sq m / 1684 sq ft



For identification purposes only, not to scale, do not scale



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		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(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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