



28 SOPWITH CRESCENT, MERLEY, WIMBORNE, BH21 1SQ  
**£495,000 FREEHOLD**

## **A MODERN 3 BEDROOM DETACHED BUNGALOW WITH 2 BATHROOMS, GARAGE AND CARPORT, IN A LARGE GARDEN PLOT IN A CUL-DE-SAC ON THE APPROACH TO A PARADE OF SHOPS AND A HEALTH PRACTICE.**

### **SUMMARY:**

Extended to provide additional accommodation, the property benefits from gas central heating and UPVC double glazing and is for sale with NO FORWARD CHAIN.



### **AT A GLANCE**

- NO FORWARD CHAIN
- 3 Bedrooms
- 2 Bathrooms
- In a large garden plot in a cul-de-sac
- Conservatory
- Garage and carport



## DESCRIPTION:

An entrance hall with a shelved cupboard leads to an L-shaped lounge/dining room with stone fireplace (with inset gas fire), bay window to the front, serving hatch to the kitchen, and doors to the conservatory. The kitchen has an excellent range of units, worktops and integrated appliances, and has access to a rear conservatory (with double glazed French doors to the garden.)

There is an inner hallway with loft access, built-in coat cupboard and cupboard containing a Glow Worm gas central heating boiler and water softener. Bedroom 1 has built-in wardrobes and an en suite shower room with shower, wash basin and WC. Bedroom 2 has built-in wardrobes and there is a third bedroom and a fully tiled family bath/shower room (with bath, shower, wash basin and WC.)

A resin driveway leads to a garage (with electric up-and-over door, personal side door, lighting and power points) and an adjacent carport. The neatly maintained, open plan front garden has lawns and flower and shrub borders. To the rear of the carport there is a double length timber shed.



The neatly maintained rear garden is lawned, with a patio, a greenhouse and a wide selection of shrubs.

### LOCATION:

Merley also offers 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.

### COUNCIL TAX:

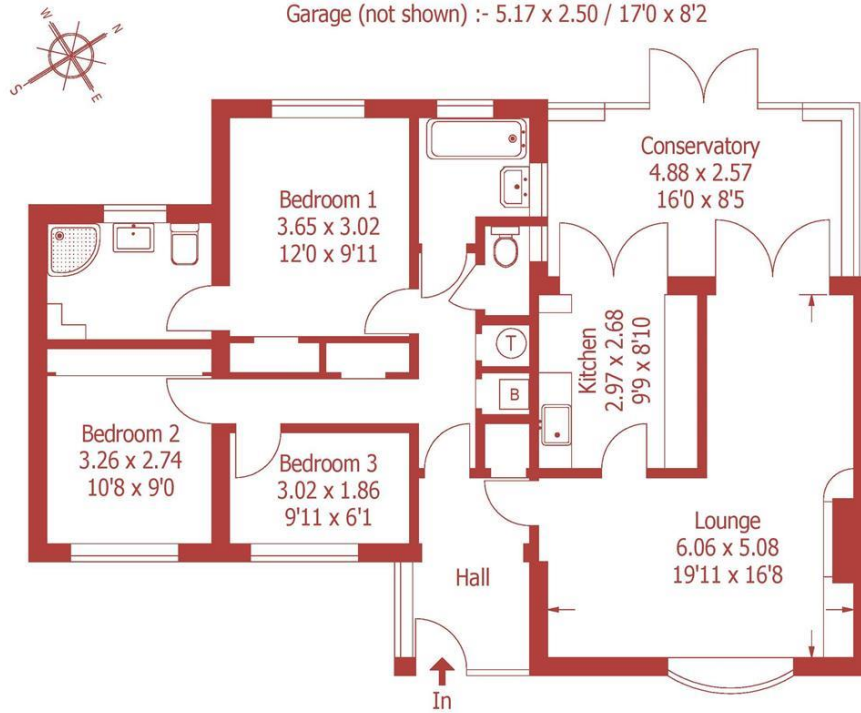
Band E

### DIRECTIONS:

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. Turn right into Oakley Straight, and left into Sopwith Crescent. The property can be found in the second cul-de-sac on the right hand side.



Approximate Gross Internal Area :- 103 sq m / 1110 sq ft  
 Garage (not shown) :- 5.17 x 2.50 / 17'0 x 8'2



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		
(81-91)	B		
(69-80)	C		
(54-68)	D	62	
(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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