



165 SOPWITH CRESCENT, MERLEY, WIMBORNE, DORSET, BH21 1SR
£525,000 FREEHOLD

A 4 BEDROOM DETACHED FAMILY HOUSE BENEFITTING FROM A DOUBLE GARAGE AND A BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, ON THE FAVOURED MERLEY DEVELOPMENT.

SUMMARY:

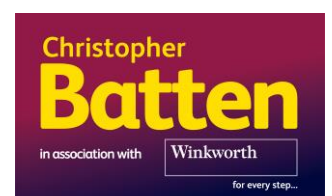
The house also has a nicely enclosed rear garden, a modern first floor bathroom, a ground floor cloakroom, gas central heating and replacement UPVC double glazing.



AT A GLANCE

- 4 first floor bedrooms & modern bathroom
- Dual aspect lounge/dining room
- Kitchen/breakfast room
- Double garage & block paved off road parking
- Nicely enclosed rear garden

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DESCRIPTION:

A covered entrance way leads to a reception hall with a cloakroom. The spacious lounge/dining room has a patio door to the rear garden and a glazed serving hatch. The kitchen/breakfast room has units, worktops, gas cooker, Worcester gas boiler, space and plumbing for dishwasher, space for upright fridge-freezer, and door to the rear garden.

There is a semi-galleried first floor landing with an airing cupboard and an access to the partially boarded loft (with fitted light.) There are 4 bedrooms and a modern bathroom.

Outside the double garage has 2 up-and-over doors, lighting, power points and utility space (with plumbing for washing machine and tumble dryer.) The open plan front garden is lawned, and a block paved driveway provides off road parking. A side gate leads to the rear garden which has a patio adjacent to the house, a lawn, planted borders, a water tap, a timber summerhouse and a potting shed.



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:

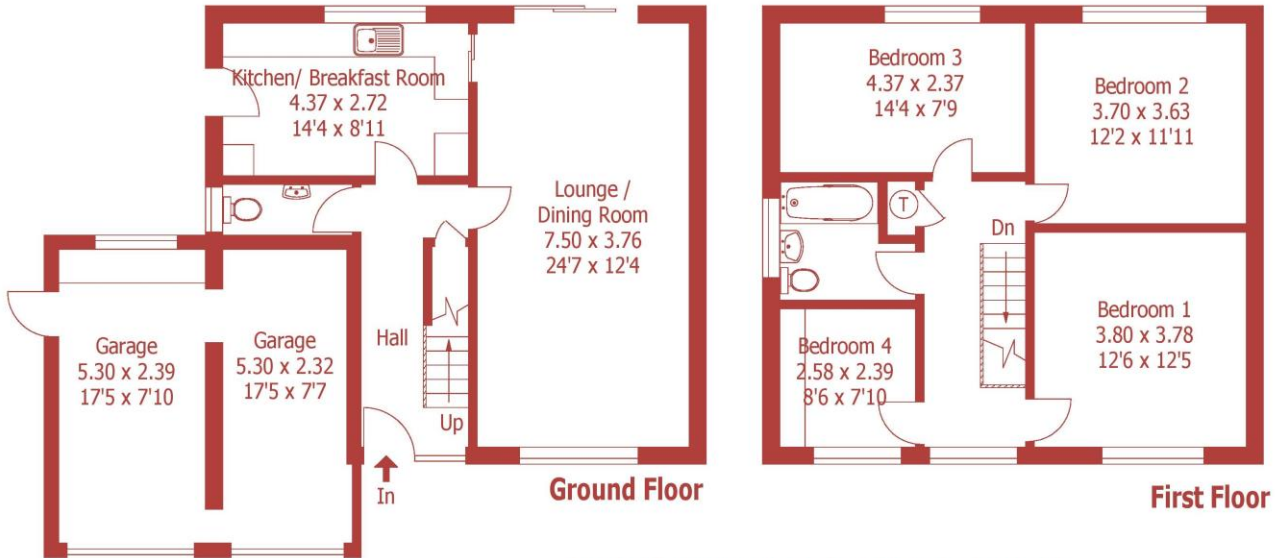
Band E

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. Turn right into Oakley Straight, and left into Sopwith Crescent. 165 can be found on the left hand side.



Approximate Gross Internal Area :- 143 sq m / 1536 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		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(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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