



8 DE HAVILAND CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XU
£575,000 FREEHOLD

A DECEPTIVELY SPACIOUS 2/3 BEDROOM DETACHED BUNGALOW WITH A GARAGE AND AN ATTRACTIVE SOUTH FACING REAR GARDEN.

SUMMARY:

This well presented property has a nicely proportioned, dual aspect lounge, a dining room with an archway to the former third bedroom (which could be reinstated if required), a conservatory, an en suite bathroom and a separate shower room.

There is ample off road parking on a block paved driveway, an integral garage with an electric door, and a neatly maintained, nicely enclosed south facing rear garden.

AT A GLANCE

- Dual aspect lounge
- Dining room with archway to former third bedroom
- Shower room & en suite bathroom
- Block paved drive and integral garage
- Attractive south facing rear garden



DESCRIPTION:

De Haviland Close is a popular cul-de-sac with footpaths giving access to Oakley Lane which leads to lovely riverside walks to Canford Magna and Wimborne.

An integral porch leads to a reception hall with a built-in coat cupboard. There is a nicely proportioned, dual aspect lounge. The kitchen has units, a door to the garden, and space for upright fridge-freezer, tumble dryer, washing machine and freestanding cooker.

The dining room has a sliding patio door to the garden and a large archway to a sitting area which was formerly bedroom 3, and could be reinstated if required.

There is a central hall with airing cupboard and personal door to the garage. Bedroom 1 has fitted wardrobes, a sliding patio door to the rear garden, and an en suite bathroom including a shower over the bath. Bedroom 2 has fitted wardrobes and a glazed door to a conservatory (with sliding patio doors to the garden, and an electric awning.) There is also a shower room.



A block paved driveway provides off road parking and leads to an integral garage with electric up-and-over door, lighting, power points, and side door to a lean-to greenhouse with doors at both ends, leading to the rear garden and a garden storage area (from which a gate leads to the side of the garage.)

The south facing rear garden is lawned, with well stocked borders, silver birch trees and 2 patios. A side gate leads to an additional south westerly facing patio and water tap.

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:

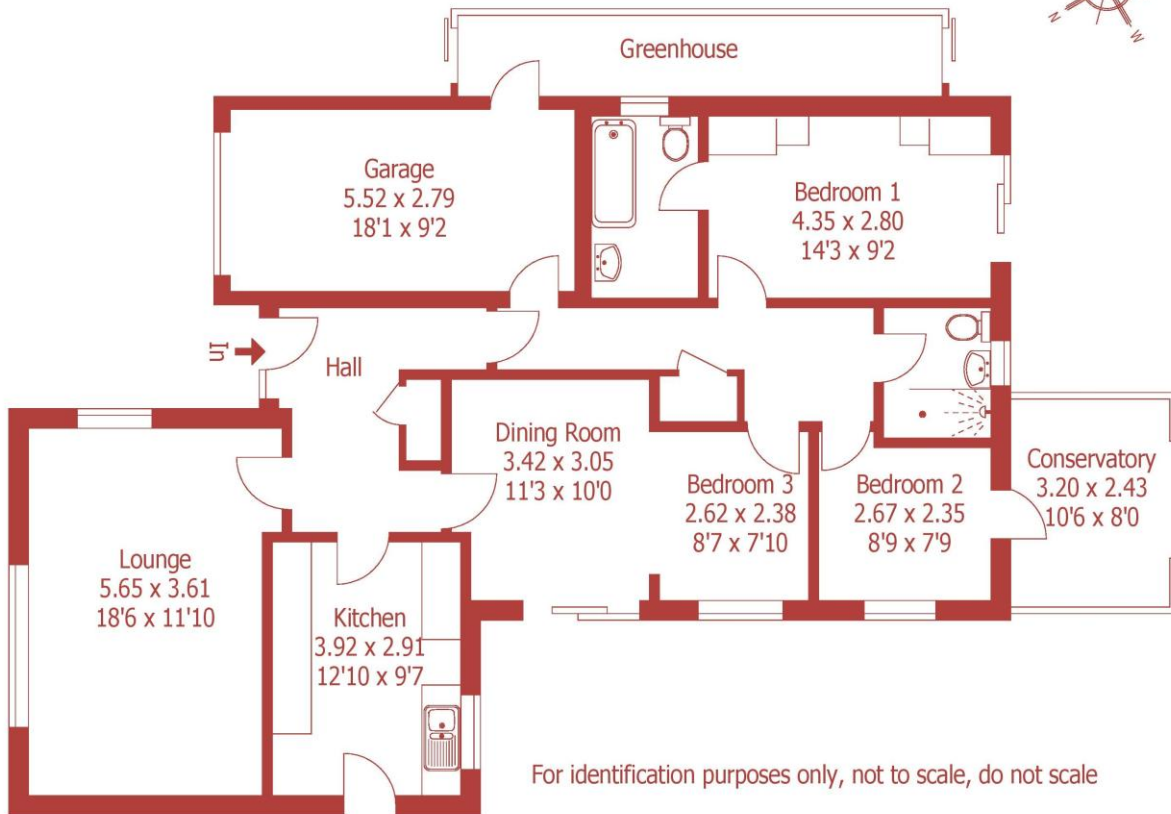
Band E

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. Turn right into Oakley Straight and left into Sopwith Crescent. After about half a mile, turn left into De Haviland Close.



Approximate Gross Internal Area :- 123 sq mt / 1319 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	A (92+)		
B (81-91)			84
C (69-80)		70	
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (<20)		

England & Wales EU Directive 2002/91/EC
www.epc-uk.com

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