



40 De Haviland Close
Merley

Wimborne, Dorset, BH21 1XU

A 4 bedroom detached family house situated in the sought after cul-de-sac of De Havilland Close, on the popular development of Merley, close to Wimborne and Broadstone, with a double garage and offered for sale with NO FORWARD CHAIN.

PRICE GUIDE: £575,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



While the property would benefit from some modernisation it has both the plot and size to benefit from any future renovation, subject to the necessary planning consents.

The property is set on a generous sized plot, with a driveway providing ample off road parking for multiple vehicles leading to a double garage, set to the side of the house. The main front garden is laid to lawn with mature shrubs and a tree.

As you approach the property you have storm porch giving cover and leading to a large, square entrance hall providing access to all ground floor rooms and a staircase to the first floor.

To the left, there is a study with a front aspect, followed by a ground floor cloakroom.



 3
  4
  2



To the right is the triple aspect sitting room featuring a white brick fireplace (with gas fire), and glazed double doors through to the dining room. The dining room has independent access from the hallway as well as access from the sitting room with double doors leading out to the rear garden.

The kitchen/breakfast room has a range of units including a double oven, space for fridge/freezer and dishwasher, 4-burner gas hob with extractor fan, and door access to the utility room. The utility room has a courtesy door to the rear of the property, space for washing machine and tumble dryer, sink and a boiler.



Upstairs you will find four bedrooms, including an en suite to bedroom 1 and a family bathroom. The dual aspect main bedroom has a range of fitted wardrobes, and an ensuite shower room. Bedroom 2 enjoys a front aspect and has a range of fitted wardrobes and drawers.

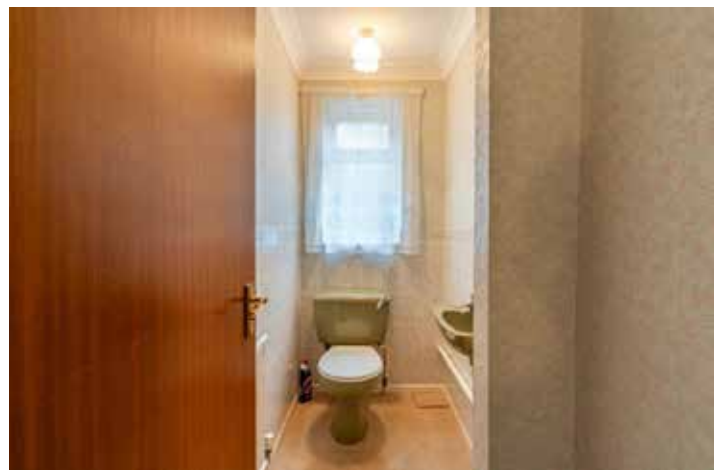


Bedroom 3 overlooks the rear aspect with fitted wardrobes and overhead cupboards, and bedroom 4 is singled sized bedroom with a rear garden view.

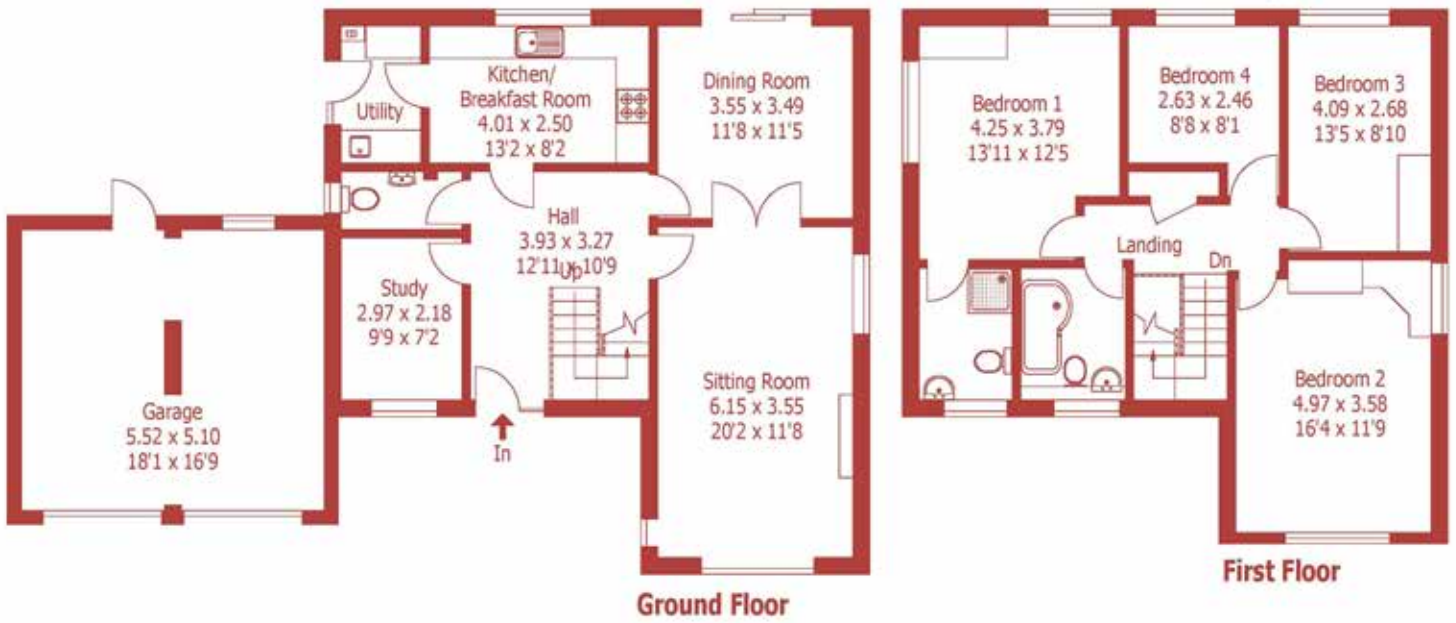
The family bathroom has a fitted P-shaped bath with overhead shower, shower screen, heated towel rail, sink and WC. The landing also provide access to the loft.

The double garage is set to the side of the property and has two single doors, with an internal brick wall separating the space, and you can also find power, lighting and a single door leading out to the rear garden.

One of the outstanding features of properties in this location is the larger than average gardens. Here you have a patio running across the back of the whole property and the double garage, as well as a large lawn area with a selection of mature trees and bushes leading to a gated archway along the side of the garages providing access to the front of the property.



Approximate Gross Internal Area :- 174 sq m / 1874 sq ft



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



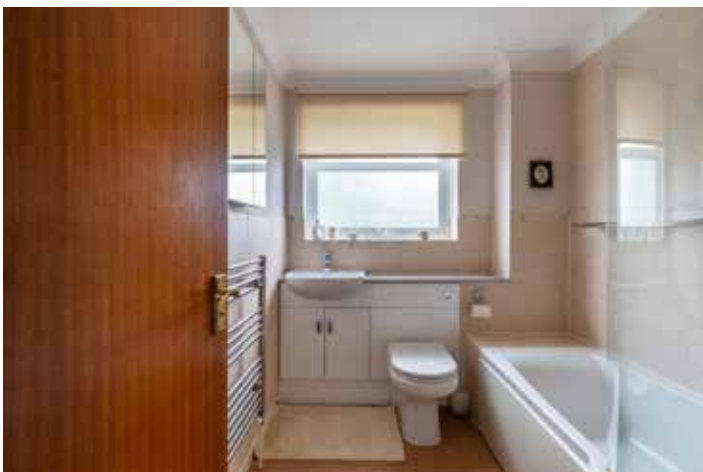
LOCATION: Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town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

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. De Haviland Close can be found on the left hand side.

COUNCIL TAX: Band F

EPC RATING: Band D







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth