



15 HAWKER CLOSE, MERLEY, WIMBORNE, DORSET, BH21 1XW

PRICE GUIDE: £400,000-£410,000 FREEHOLD

A 3 BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC ON THE POPULAR MERLEY DEVELOPMENT, ABOUT 2.5 MILES FROM WIMBORNE TOWN CENTRE.

SUMMARY:

Traditionally built in the 1980s, with facing brick elevations and a concrete tiled roof, the house is connected to all mains services and has gas central heating and UPVC double glazing. It is set on a good sized plot with off road parking, an integral garage and attractive gardens.

The property, which is for sale with NO FORWARD CHAIN, would benefit from a programme of modernisation and refurbishment, and offers potential for extension (subject to planning consent.)

AT A GLANCE

- 3 bedrooms
- Study
- NO FORWARD CHAIN
- Good sized plot
- Potential for extension, STPP



DESCRIPTION:

An entrance vestibule leads to a large lounge/dining room with a picture window and sliding glazed doors to outside. Glazed doors lead to a study area with double doors to outside and a door to bedroom 3 which overlooks the rear garden.

An inner hall (with a storage cupboard) leads to a kitchen with work surfaces, units, stainless steel sink, double fan oven, ceramic hob, space for white goods, and door to the garage.

Off the first floor landing there are 2 double bedrooms, one of which has a walk-in closet, and a bathroom (with corner bath, vanity unit, wash basin and WC.)

A long paved driveway provides off road parking and leads to an integral garage with up-and-over door. The front garden has a well maintained lawn, a box hedge, established borders and a flowering cherry tree. The spacious rear garden is enclosed by fencing, walling and hedges, and is laid to lawn, with a paved patio, a shed and a greenhouse.



LOCATION:

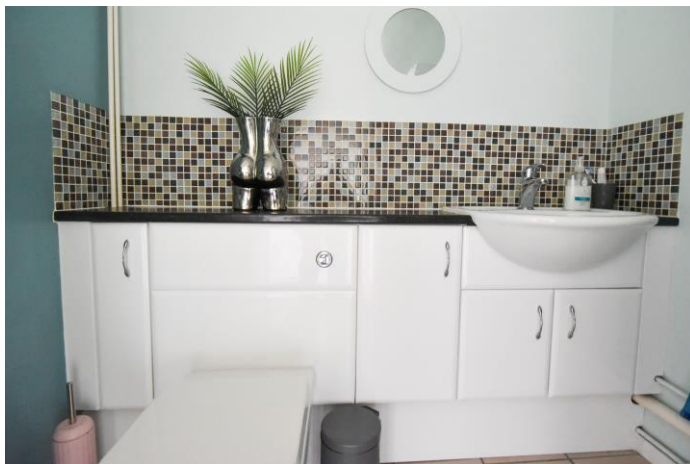
Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides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

COUNCIL TAX:

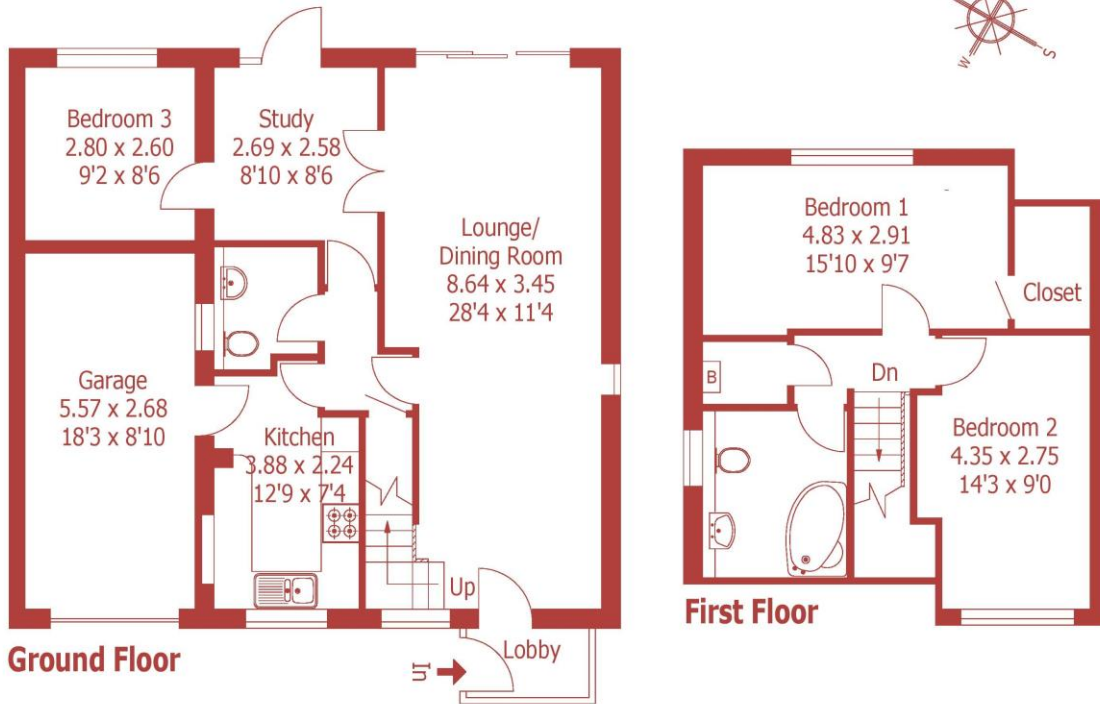
Band D

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. Proceed to the far end, and Hawker Close can be found on the left hand side.



Approximate Gross Internal Area :- 121 sq m / 1306 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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