



74 Chichester Walk, Merley, Wimborne BH21 1ST

An exceptional opportunity to acquire a well presented, most spacious and versatile three bedroom family home benefiting from a ground floor extension which can be used for a variety of purposes, including conversion to an annexe if required. Owners' suited so early viewing recommended.

EPC: 60 Council Tax Band: D Price: £399,950 Freehold

 **3**  **2**  **3**





Key Features

- THREE BEDROOMS
- EXCELLENT LIVING ROOM
- WELL APPOINTED KITCHEN
- UTILITY ROOM
- SNUG/HOME OFFICE
- BEAUTIFULLY APPOINTED SHOWER ROOM
- POTENTIAL GROUND FLOOR ANNEXE
- LOVELY LANDSCAPED WEST FACING GARDEN
- EXCELLENT PRESENTATION
- VENDOR SUITED!

The Property

Set in a quiet cul-de-sac on this ever popular development, the opportunity to acquire a most spacious, three bedroom semi-detached family home with extended ground floor providing scope for a self-contained annexe if required.

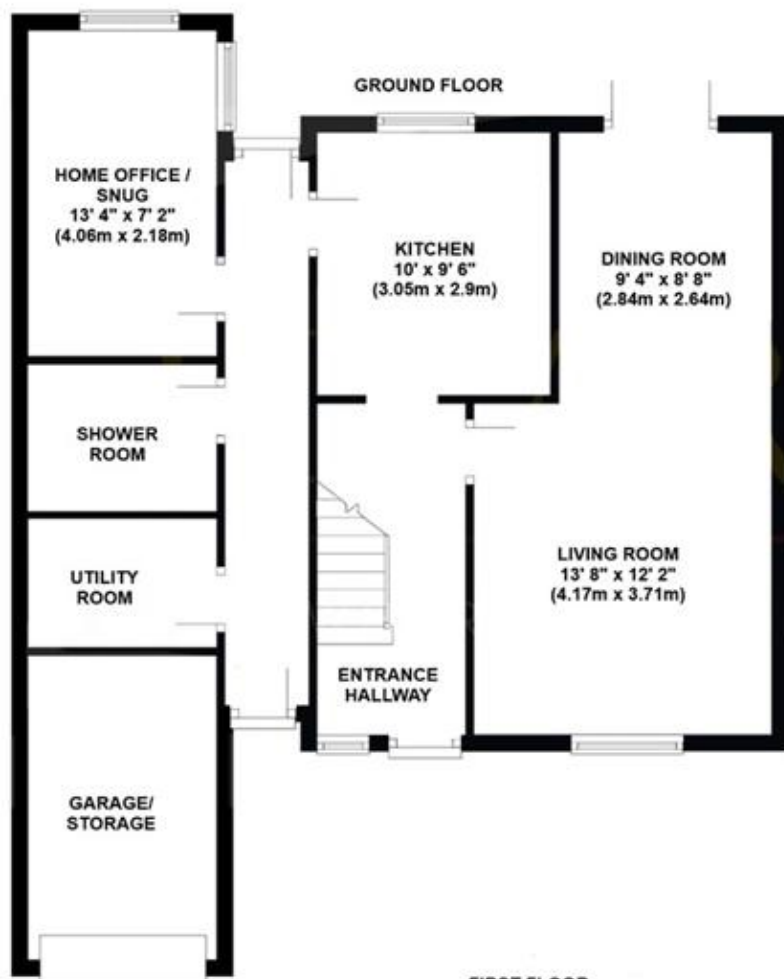
Upon entering the property via a composite front door, there is an entrance hall with understairs cupboard. The excellent living room overlooks the front garden and continues into a good size dining room which in turn has French doors leading out to the rear garden. These rooms have engineered wood flooring.

There is a well appointed, professionally installed, kitchen with a range of appliances which overlooks the rear garden, and from here a door leads into a most useful side hallway with doors to the front and rear gardens. Here one

will find a home office, beautifully appointed shower room, together with a separate utility room with second sink and space for additional fridge/freezer. Internal door to the garage.

From the bright and airy first floor landing, one will find two excellent double bedrooms with built in wardrobes, together with a good size single bedroom. There is also a well appointed bathroom.

The front garden is laid to lawn, bordered by mature hedgerow, whilst there is a recently installed double width block paved driveway. The good size secluded rear garden is laid to lawn and bordered by hedgerow. There is a porcelain patio/entertaining area, together with a timber garden store.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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