

**65 Merriefield Avenue, Broadstone,  
BH18 8DB**

**£639,950  
Freehold**



**Situated in one of Broadstone's most sought after locations is this spacious, four bedroom detached bungalow benefitting from mature gardens with a cabin and a detached double garage. A generous reception hall leads to two reception rooms and a good size kitchen/breakfast room. There is attractively fitted sanitary ware to the family bathroom, en-suite shower room and cloakroom. The bungalow benefits from gas fired heating with radiators and sealed unit double glazed windows. Within walking distance of the bungalow is popular schooling for all age groups and slightly further afield both the boys' and girls' grammar schools. Broadstone boasts many amenities on the high street and there is easy road and bus access to the larger centres of Wimborne and Poole.**

**COMPOSITE DOUBLE GLAZED FRONT DOOR** With adjoining side screen and outside light leads to:

**ENTRANCE VESTIBULE** Coved ceiling, ceramic tiled floor, wall light, radiator, circular window and controls for the security alarm system, internal glazed door with adjoining side screen leads to:

**MAIN RECEPTION HALL** 13' 3" x 6' 4" (4.04m x 1.93m) Coved ceiling, radiator, wall mounted heating thermostat control, carbon monoxide and smoke alarm, double door cloaks cupboard with hanging rail and shelf above with power point and a loft hatch gives access to the roof space which has been partially boarded and there is a light available

**CLOAKROOM** Contemporary white suite with WC with concealed cistern, wash hand basin with cupboard below, coved ceiling, half tiled walls, window, ceramic tiled floor, chrome heated towel rail

**LOUNGE** 18' 11" x 13' 3" (5.77m x 4.04m) Coved ceiling, two radiators, TV aerial connection point as well as connection for satellite and Virgin, Purbeck stone fireplace with polished stone hearth and display mantel over, gas point available and double glazed patio doors open to the garden

**DINING ROOM** 13' 11" x 10' 2" (4.24m x 3.1m) Which opens from the lounge and has a coved ceiling, radiator, door to reception hall, double glazed patio doors leading to a covered veranda with composite deck overlooking the garden

**KITCHEN/BREAKFAST ROOM** 18' 10" x 9' 10" (5.74m x 3m) A range of medium oak style units comprising of single bowl double drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units above with underlighting, space and plumbing available for an automatic washing machine and dishwasher, space suitable for American style fridge/freezer with plumbing available, space for a cooker with gas and electric points available, coved ceiling with inset downlighting, radiator, ceramic tiled floor, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, telephone connection point, Virgin TV point, windows to the front and side aspects and UPVC double glazed door leading to the rear garden

**FROM THE MAIN ENTRANCE HALL, THERE IS AN INNER HALLWAY** Coved ceiling with two light tunnels, radiator, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above, power point

**BEDROOM 1** 13' 11" x 12' 1" (4.24m x 3.68m) Coved ceiling, radiator, window to front aspect, TV aerial connection point

**EN-SUITE SHOWER ROOM** Contemporary white suite comprising of walk in shower cubicle with hand held shower attachment and rain shower head, glazed shower screens, WC with concealed cistern with inset wash hand basin with double cupboard below and shelving to the side, heated chrome towel rail, smooth plastered ceiling with inset downlighting and extractor fan, window, fully tiled walls, ceramic tiled floor. Wall mounted cabinet with electric shaver point and LED lighting

**BEDROOM 2** 11' 3" x 10' plus recess (3.43m x 3.05m) Coved ceiling, dual aspect windows, radiator, recess suitable for fitted wardrobes



**BEDROOM 3** 10' 5" x 10' (3.18m x 3.05m) Coved ceiling, radiator, window overlooking the garden

**BEDROOM 4/STUDY** 10' x 8' 9" (3.05m x 2.67m) Coved ceiling, radiator, window overlooking the garden

**FAMILY BATHROOM** White suite comprising of free standing bath with mixer tap and hand held shower attachment, large walk in shower cubicle with hand held shower controls and rain shower head, WC with concealed cistern, wash hand basin with two soft close drawers below, smooth plastered ceiling with inset downlighting and extractor fan, electric shaver point, wall light point, heated towel rail, fully tiled walls, ceramic tiled floor, window

**OUTSIDE - FRONT** To the front of the property there is a tarmac driveway providing off road parking for a number of vehicles and leading to the DETACHED DOUBLE GARAGE. The garage has an electrically operated up and over door, two windows, there is power and light and a UPVC double glazed personal door to the garden. From the main driveway a sweeping tarmac pathway leads to the front door and to either side of the pathway are borders stocked with numerous specimen plants. The pathway continues to a brick wall between the garage and the bungalow and a wrought iron arch gate leads to:

**OUTSIDE - REAR** The back garden has been predominantly laid to lawn with established plant borders and hedgerows. A large composite deck then leads to a substantial cabin with glazed double opening doors, the cabin has power and light available. From this section of garden a gate also gives rear access. The lawn then sweeps to the rear of the bungalow where there are further well stocked shrub borders and there is a further section of garden to the side fully enclosed by fencing and hedgerows which will be ideal for garden shed/storage. The rear garden is enclosed by close boarded timber panelled fencing and there is lighting and a water tap.

**COUNCIL TAX BAND 'F'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 14868**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>75</b>
(39-54) <b>E</b>	<b>58</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
WWW.EPC4U.COM	





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