

30 Merriefield Avenue
Broadstone BH18 8DD

Price **£675,000** Freehold



A SPACIOUS THREE DOUBLE BEDROOM,
TWO RECEPTION ROOM DETACHED FAMILY
BUNGALOW SITUATED IN A HIGHLY
SOUGHT AFTER RESIDENTIAL LOCATION,
BENEFITTING FROM SIZEABLE REAR GARDEN.



Total area: approx. 172.8 sq. metres (1859.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

- * **ENTRANCE PORCH 5'3" x 3'5" (1.62m x 1.07m)**

- * **ENTRANCE HALLWAY 20'8" (MAXIMUM) x 16'5" (MAXIMUM)
(6.34m x 5.03m)**
 - * **CLOAKROOM 7'4" x 3'4" (2.26m x 1.04m)**

 - * **SITTING ROOM 22' x 12'9" (6.7m x 3.93m)**

 - * **DINING ROOM 10'9" x 10'8" (3.32m x 3.29m)**

 - * **CONSERVATORY 11' x 7'5" (3.35m x 2.29m)**

 - * **KITCHEN 13'8" x 9'8" (4.2m x 2.99m)**

 - * **UTILITY AREA 13' x 5'8" (3.96m x 1.77m)**

 - * **BEDROOM ONE 14'1" x 10'8" (4.3m x 3.29m)**

 - * **BEDROOM TWO 12'9" x 11' (3.93m x 3.35m)**

 - * **BEDROOM THREE 15' x 10'9" (4.57m x 3.32m)**

- * **FAMILY BATHROOM 10' x 8'1" (MAXIMUM) (3.05m x 2.47m)**
 - * **FRONT AND REAR GARDENS**

 - * **OFF ROAD PARKING**

 - * **SINGLE GARAGE 26'8" x 10'9" (8.17m x 3.32m)**

 - * **UPVC DOUBLE GLAZED**

 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed door with frosted side screen gives access into the entrance porch which in turn via a timber glazed door leads through to the spacious entrance hallway which has telephone point, loft access via a hatch and two storage cupboards. The cloakroom has frosted window to front aspect, pedestal wash hand basin with hot and cold taps with tiled splashback and low level flush WC. The light and airy sitting room has windows to side and front aspect, TV point, telephone point and central fireplace with marble hearth and wooden surround and mantel. From the sitting room, double opening doors lead through to the separate dining room which in turn leads to the conservatory with pleasant views over the rear garden. The kitchen has window and frosted door to rear, wall mounted boiler, range of wall and floor mounted cupboards, roll top work surfaces, double sink with drainer and mixer tap, tiled walls and space for oven. Off the kitchen, a frosted door leads through to the utility area which has windows to side and rear, range of floor mounted cupboards, roll top work surfaces above, single sink with drainer and hot and cold taps and double glazed door giving access to the rear garden.

Bedroom one has window to front aspect, telephone point and a range of fitted wardrobes with double opening doors. Bedroom two has window to front aspect and benefits from a range of fitted furniture to include wardrobes and drawers. Bedroom three has telephone point, TV point and window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to rear aspect, airing cupboard with hot water tank and slatted shelving, fully tiled walls and flooring, shower cubicle with shower, bidet, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property, there is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the garage which has up and over door, light, power and double glazed door to rear. One of the main features of this property is the sizeable and secluded rear garden which is predominantly laid to lawn with a patio running adjacent providing seating area. Access along the side leads to the front.

AGENTS NOTE: Photographs shown are taken from the brochure prepared for the previous vendors.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Take the third turning on the left into Upper Golf Links Road and Merriefield Avenue is the first turning on the right hand side.

COUNCIL TAX: Band F BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1894