

19 Mimosa Avenue
Merley
Wimborne BH21 1TU

Price **£515,000** Freehold



A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW BENEFITTING FROM A SIZEABLE REAR GARDEN. VENDOR FOUND AND KEEN TO SELL.



- * PORCH 4' 1" X 3' 7" (1.24m x 1.12m)**

- * ENTRANCE HALLWAY 6' 3" X 4' 5" (1.92m x 1.37m)**

- * SITTING ROOM 18' 4" X 11' 8" (5.6m x 3.59m)**

- * DINING AREA 10' 7" X 8' 9" (3.26m x 2.71m)**

- * KITCHEN 14' 4" X 9' 7" (4.39m x 2.95m)**

- * INNER HALLWAY**

- * BEDROOM ONE 14' 4" X 11' (4.39m x 3.35m)**

- * BEDROOM TWO 11' X 9' 9" (3.35m x 3.01m)**

- * BEDROOM THREE 10' 9" X 7' 9" (3.32m x 2.4m)**

- * FAMILY SHOWER ROOM 8' 5" X 5' 5" (2.59m x 1.67m)**

- * FRONT AND REAR GARDENS**

- * DRIVEWAY PARKING**

- * SINGLE GARAGE**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A double glazed door gives access into the entrance porch which has window to side aspect, tiled flooring and door with matching side screen leading through to the entrance hallway which benefits from a sizeable storage cupboard with double opening doors. The light and airy sitting room has large window to front aspect, TV point, telephone point and central fireplace with inset gas fire. The dining area has wood effect flooring and window to side aspect.

The kitchen has window and frosted door to side, range of wall and floor mounted cupboards, roll top working surfaces, nest of three pan drawers, one and a quarter single sink with drainer and mixer tap, wine rack, space for tall fridge/freezer, washing machine and slimline dishwasher and integrated appliances to include microwave, oven, grill, four ring gas hob and extractor fan over. The inner hallway has wood effect laminate flooring, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. All three bedrooms have windows to rear aspect with pleasant views over the garden with bedroom two benefitting from a fitted wardrobe with sliding mirrored doors.

To the front of the property is an area laid to lawn and a driveway providing off road parking in turn leading to the single garage which has electric roller up and over door, light, power and window and door to rear. Off the kitchen is a patio area which in turn leads down the side giving access to the sizeable rear garden which has a patio running adjacent providing ample seating leading to the remainder which is laid to lawn, all of which are bound by mature shrub and timber fence borders. Access down the side of the property via a gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the fourth exit into Dunyeats Road. At the next roundabout take the first exit along Gravel Hill and at the traffic lights turn right into Queen Anne Drive. Take the first turning left into Rempstone Road and Mimosa Avenue can be found further down on the right hand side.

COUNCIL TAX: Band E. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: 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: R1915