

14 Merriefield Drive
Broadstone BH18 8BP

Price **£845,000** Freehold



***PRICED TO SELL* AN IMPECCABLY PRESENTED DETACHED FAMILY HOME WITH FIVE BEDROOMS, TWO BATHROOMS PLUS A SEPARATE WC AND FEATURE KITCHEN/DINING ROOM, SET IN ONE OF BROADSTONE'S PREMIER ROADS AND OFFERED FOR SALE WITH NO FORWARD CHAIN.**

Approximate Gross Internal Area
2379 sq ft - 221 sq m
(Excluding Lean To)



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



* **ENTRANCE HALLWAY**

* **SITTING ROOM 19'3" x 13'3" (5.87m x 4.04m)**

* **FEATURE KITCHEN/DINING ROOM 22'11" x 10'8" (6.99m x 3.25m)**

* **GARDEN ROOM 13'5" x 12'10" (4.1m x 3.9m)**

* **GROUND FLOOR BEDROOM THREE 11'7" x 10'1" (3.53m x 3.07m)**

* **GROUND FLOOR BEDROOM FOUR 10'2" x 9'3" (3.1m x 2.82m)**

* **GROUND FLOOR BEDROOM FIVE/STUDY 9'2" x 8'11" (2.8m x 2.72m)**

* **GROUND FLOOR BATHROOM/SHOWER ROOM 8'2" x 7'9"
(2.49m x 2.4m)**

* **STAIRS RISING FROM THE ENTRANCE HALLWAY TO THE
FIRST FLOOR LANDING 12'5" x 8'7" (EXCLUDING RECESS) (3.78m x 2.62m)**

* **BEDROOM ONE 15'2" (EXCLUDING WARDROBES) x 13'4"
(4.62m x 4.06m)**

* **BEDROOM TWO 13'4" x 9' (EXCLUDING WARDROBES) (4.06m x 2.74m)**

* **SHOWER ROOM 8'2" (MAXIMUM) x 8' (MAXIMUM) (2.49m x 2.43m)**

* **SEPARATE WC 4'8" x 4'1" (1.46m x 1.24m)**

* **DOUBLE GARAGE 20'6" x 19'2" (6.25m x 5.84m)**

* **IN-AND-OUT DRIVEWAY**

* **OFF ROAD PARKING FOR NUMEROUS VEHICLES**

* **FRONT AND REAR GARDENS**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED**







ABOUT THIS PROPERTY

UPVC decorative glazed front door with frosted glass side panels leading to a spacious entrance hallway with feature woodblock flooring, built in wardrobe, understairs storage, light points and double panelled radiator. The bright and airy sitting room is to the front of the property with large window, modern fireplace with gas fire and two double radiators. The feature open plan kitchen/dining room comprises a range of wall mounted and base storage cupboards and drawers, integrated double oven with four ring burner induction hob and extractor fan above, integrated fridge and freezer, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher and washing machine, cupboard housing the gas fired central heating boiler, further cupboard housing the water cylinder, door to the rear garden from the kitchen, door to a utility area to the side of the kitchen and sliding patio door to the garden room with UPVC triple aspect windows, fitted blinds, radiator, ceiling light and sliding patio door to the rear garden.

Ground floor bedroom three is to the front of the property has double radiator and UPVC double glazed window fitted with blinds. Ground floor bedroom four is to the rear of the property with sliding patio doors to the garden and radiators. Ground floor bedroom five/study is to the rear of the property with sliding patio doors to the garden and radiators. The ground floor bathroom/shower room comprises panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level flush WC, fully tiled shower cubicle, wall mounted heated towel rail, part tiled walls and feature spotlighting.

Stairs rising from the entrance hallway to the first floor landing with built in storage cupboard. Bedroom one is to the front of the property with a large UPVC double glazed window fitted with blinds, radiator and built in mirror fronted wardrobes with sliding doors. Bedroom two is to the rear of the property with a UPVC double glazed window fitted with blinds, radiator, built in mirror fronted wardrobe with access to large eaves storage area and hatch to loft space. The shower room comprises shower cubicle with wall mounted dual showers, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, wall mounted heated towel rail and further access to large walk in storage cupboard. The separate WC comprises low level flush WC, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, wall mounted toiletries cabinet, fitted mirror and shaver point.

The double garage has a door from the utility area that connects to the house, two up and over doors, one being electrically operated, fitted work benches and windows to the rear aspect. Electric supply ready for electric car charger to be fitted. Between the double garage and the kitchen is a versatile covered utility area, featuring front and garden access, generous storage and space for tumble dryer and fridge/freezer.

To the front of the property, there is a tarmac in-and-out driveway providing off road parking for numerous vehicles. The front garden is mainly laid to lawn with shrub borders. The private rear garden is predominantly laid to lawn with shrub and herbaceous borders, three patio areas, pergola and side access. There is a feature summerhouse with power.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit along Dunyeats Road. Take the third turning on the left into Upper Golf Links Road and Merriefield Drive is the second 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

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PRIVACY POLICY

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REF: R2059