

46 Mimosa Avenue  
Merley  
Wimborne BH21 1TT

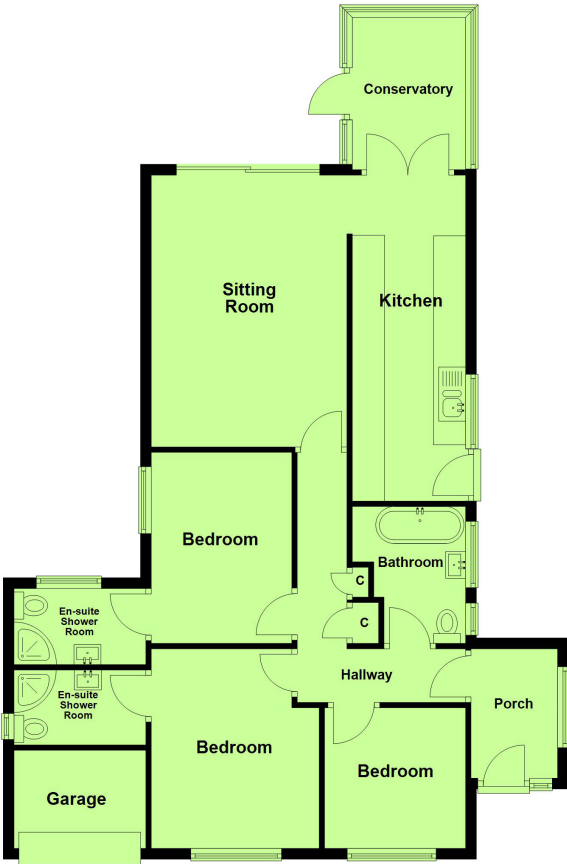
Price Guide **£525,000** Freehold



A THREE BEDROOM, THREE BATHROOM  
DETACHED FAMILY BUNGALOW, BENEFITTING  
FROM CONSERVATORY, SOUTHERLY FACING  
REAR GARDEN AND NO FORWARD CHAIN.



Ground Floor



Total area: approx. 95.2 sq. metres (1024.6 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 and 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.

- \* PORCH 8'4" X 5'8" (2.56m x 1.76m)
- \* L SHAPED HALLWAY 15'3" MAXIMUM X 11'4" MAXIMUM (4.66m x 3.47m)
- \* SITTING ROOM 16'8" X 12'2" (5.12m x 3.71m)
- \* KITCHEN 20'8" X 7'3" (6.33m x 2.22m)
- \* CONSERVATORY 9'5" X 7'2" (2.89m x 2.19m)
- \* BEDROOM ONE 12'2" X 10'6" (3.71m x 3.23m)
- \* EN SUITE SHOWER ROOM 8'4" X 4'9" (2.56m x 1.49m)
- \* BEDROOM TWO 11'9" X 9'2" (3.62m x 2.80m)
- \* EN SUITE SHOWER ROOM 8'5" X 4'9" (2.59m x 1.49m)
- \* BEDROOM THREE 8'9" X 8'9" (2.71m x 2.71m)
- \* FAMILY BATHROOM 8'8" X 7'1" MAXIMUM (2.68m x 2.16m)
- \* GARAGE/STORE AREA 8'9" X 4'7" (2.71m x 1.43m)
- \* AMPLE OFF ROAD PARKING
- \* SOUTHERLY FACING REAR GARDEN
- \* UPVC DOUBLE GLAZED
- \* GAS FIRED CENTRAL HEATING







### ABOUT THIS PROPERTY

A double glazed frosted front door gives access into the entrance porch which has window to side aspect and via a double glazed frosted door leads through to the entrance hallway which has loft access via a hatch and two useful storage cupboards. The spacious sitting room has telephone point, TV point, sliding patio doors leading out to the rear garden and central fireplace with electric fire. The kitchen has window and door to side, range of wall and floor mounted cupboards, roll top working surfaces, one and a quarter single sink with drainer and mixer tap, nest of three drawers, American style fridge/freezer (**included in the sale**) and washing machine, breakfast bar eating area and integrated appliances to include dishwasher, oven, grill, five ring gas hob and extractor fan over. Off the kitchen double opening doors lead through to the conservatory which in turn leads to the rear garden.

Bedroom one has window to front aspect, TV point and access into the en suite shower room which has frosted window to side, towel ladder radiator, part tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and shower cubicle with shower. Bedroom two has window to side aspect and access into the en suite shower room which has frosted window to rear aspect, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom three has window to front aspect. The family bathroom has two frosted windows to side, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and stand alone roll top bath with mixer tap and shower attachment.

To the front of the property is an area laid to artificial grass and either side a block paved driveway provides off road parking for a number of vehicles in turn leading to the garage/store which has up and over door, fuse box, light and power. The secluded and low maintenance southerly facing rear garden has a covered decked area in turn leading to the remainder which is laid to artificial lawn, all of which have timber fence borders. Access down the side 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 D      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: R2081**