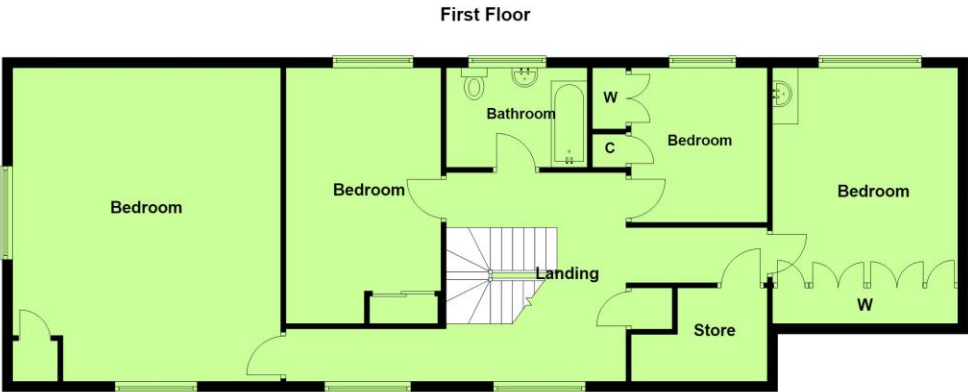


31 Merriefield Avenue
Broadstone BH18 8DA

Price **£825,000** Freehold



A FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND SOUGHT AFTER RESIDENTIAL LOCATION, BENEFITTING FROM SIZEABLE CORNER PLOT AND NO FORWARD CHAIN.



Total area: approx. 239.1 sq. metres (2573.2 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.



- * ENTRANCE HALL 17'3" x 6' (MAXIMUM) (5.27m x 1.82m)**
- * SITTING ROOM 21'1" x 12' (6.43m x 3.65m)**
- * STUDY AREA 10'1" x 9'4" (3.07m x 2.86m)**
- * KITCHEN 11'5" x 9'9" (3.5m x 3.01m)**
- * UTILITY ROOM 7'3" x 4'7" (2.22m x 1.43m)**
- * DINING ROOM 15'2" x 9'6" (4.63m x 2.92m)**
- * HOBBIES/GAMES ROOM 16' x 9'8" (4.87m x 2.98m)**
- * GROUND FLOOR SHOWER ROOM 9'8" x 6' (2.98m x 1.82m)**
- * STAIRS LEADING TO FIRST FLOOR**
- * BEDROOM ONE 17'7" x 17' (5.39m x 5.18m)**
- * BEDROOM TWO 15' TO WARDROBE FRONTS x 12' (4.57m x 3.65m)**
- * BEDROOM THREE 17' x 9'9" (5.18m x 3.01m)**
- * BEDROOM FOUR 9'9" x 8'8" (3.01m x 2.68m)**
- * FAMILY BATHROOM 8'9" x 6'5" (2.71m x 1.98m)**
- * DOUBLE GARAGE 20'2" x 17'2" & DRIVEWAY PARKING (6.15m x 5.24m)**
- * FRONT, SIDE & REAR GARDENS**
- * DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the open storm porch, a timber glazed frosted door with matching side screens gives access to the entrance hallway which has understairs storage cupboard, stairs rising to first floor and further storage cupboard with double opening doors. The light and airy sitting room has windows to front and side, TV point, telephone point and an archway leading through to the study area which has window to side and TV point. The kitchen has window to rear, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with double drainer and hot and cold tap, serving hatch through to study area and space for tall fridge/freezer and oven. Off the kitchen is the utility room which has window and door to rear, range of wall mounted cupboards, single sink with hot and cold tap with tiled splashback and space for washing machine and tumble dryer. The dining room has window to front and gives access into the hobbies/games room which has window to rear, understairs storage cupboard and door leading to the double garage. To complete the accommodation on the ground floor is the shower room which has frosted window to rear, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with shower.

The spacious first floor landing has loft access via a hatch, two windows to front, airing cupboard with hot water tank and slatted shelving and access to walk-in eaves storage. Bedroom one has windows to front and side and access to eaves storage. Bedroom two has window to rear, vanity unit with inset wash hand basin, hot and cold tap and tiled splashback and a range of fitted wardrobes with double opening doors. Bedroom three has window to rear and a range of fitted furniture to include cupboards and wardrobes. Bedroom four has window to rear, telephone point and built in cupboard with double opening doors. The family bathroom has frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the double garage which has electric up and over door, light, power and window and door to rear. To the rear of the property is a large area laid to patio providing ample seating. The main garden is at the side of the property being predominantly laid to lawn with mature shrub and timber fence borders, hardstanding for shed and greenhouse. Access along the side in turn leads to the front.





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 G BCP Council (Poole)

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: R2126