

10 Mimosa Avenue
Merley
Wimborne BH21 1TT

Price **£495,000** Freehold



AN IMMACULATE THREE DOUBLE BEDROOM
DETACHED FAMILY HOME SITUATED IN A
QUIET AND SOUGHT AFTER RESIDENTIAL
LOCATION, BENEFITTING FROM A PRIVATE
WESTERLY FACING REAR GARDEN AND NO
FORWARD CHAIN.



Total area: approx. 106.2 sq. metres (1142.7 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 efficiencency can be given
Plan produced using PlanUp.

- * ENTRANCE HALLWAY 11'8" (MAXIMUM) x 9'6" (MAXIMUM)
(3.59m x 2.92m)**
- * CLOAKROOM 5'1" x 3'1" (1.55m x 0.94m)**
- * SITTING ROOM 19'9" x 12'8" (6.06m x 3.89m)**
- * KITCHEN 11'5" x 10'9" (3.51m x 3.32m)**
- * DINING AREA 11'6" x 8'3" (3.53m x 2.52m)**
- * BEDROOM THREE 9'4" x 8'2" (2.86m x 2.49m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 13'1" x 12'6" (3.99m x 3.84m)**
- * BEDROOM TWO 12'5" x 10'8" (3.81m x 3.29m)**
- * FAMILY BATHROOM 11'7" x 9'3" (MAXIMUM) (3.56m x 2.83m)**
- * DRIVEWAY PARKING**
- * DETACHED SINGLE GARAGE**
- * SECLUDED AND WESTERLY FACING REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property via an open storm porch, a double glazed frosted door with matching side screen gives access into the entrance hallway which has stairs rising to first floor, useful storage cupboard and access into the cloakroom which has frosted window to side, LVT flooring, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The spacious sitting room has large window to front, TV point, telephone point and central fireplace with inset Burley wood burner and tiled hearth. The kitchen has window to rear, frosted door to side, range of wall and floor mounted cupboards, Quartz work surfaces over with Quartz end panels, single sink with mixer tap and integrated drainer, nest of four drawers, nest of three drawers, space and plumbing for washing machine and dishwasher in peninsular, LVT flooring and integrated appliances to include fridge, freezer, oven, grill, five ring gas hob and extractor fan over. Off the kitchen is the dining area which has LVT flooring and double opening doors leading to the rear garden. Bedroom three has window to side and LVT flooring.

The first floor landing has window to side, loft access via a hatch and cupboard housing the 'Vaillant' gas fired boiler. Bedroom one has window to front with pleasant outlook over the cul-de-sac and access to eaves storage. Bedroom two has window to rear with pleasant views over the garden, built in wardrobes with sliding doors and access to eaves storage. The modern fitted family bathroom has frosted window to side, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shower cubicle with shower, bath with mixer tap and part tiled walls.

To the front of the property is an area laid to shingle with tarmac driveway along the side in turn leading to the single detached garage which has up and over door, light, power and personal door to side. The secluded and westerly facing rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, further areas laid to decorative shingle, all of which are bound by timber fence and mature shrub borders. Hardstanding for greenhouse and summerhouse. Access along the side of the property via a timber gate 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 is the third turning on the right hand side.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2143