

15 Merriemfield Avenue, Broadstone, BH18 8DA



Situated in one of Broadstone's most prestigious locations is this superbly presented and deceptively sized five bedroom home. The current owners have painstakingly designed the house to offer flexible living accommodation with bedrooms to both the ground and first floor and there are a number of attractive, individual features, particularly the living room with vaulted ceiling and bi-fold doors overlooking the beautifully landscaped gardens and a generous master bedroom with a good size dressing room and en-suite bathroom. The property benefits from a modern gas central heating system, UPVC double glazing and photovoltaic panels with storage batteries generate an income of over £2,000 per annum.

PILLARED ENTRANCE PORCH Outside light, contemporary double glazed front door with glazed side screens

RECEPTION HALL Radiator, mains smoke alarm, understairs storage cupboard

CLOAKROOM White suite comprising of WC with concealed cistern, adjacent cabinet, inset wash hand basin with cupboard below, window, chrome heated towel rail

DOUBLE DOORS OPEN FROM THE RECEPTION HALL OPEN TO:

LIVING ROOM 24' 1" x 15' 9" (7.34m x 4.8m) Vaulted ceiling with three electronically operated Velux windows and bi-fold doors opening to the patio and rear garden, TV aerial connection, contemporary tall radiator, underfloor heating, light dimmer switch, fitted multi-fuel burner with oak mantel over, access to built in larder cupboard with light, shelving and racking. An archway leads from the living to:

KITCHEN 17' x 8' 4" (5.18m x 2.54m) Comprising of one and a half bowl sink unit with Corian style worksurfaces with centre mixer tap and an extensive range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, space and plumbing available for a range style cooker, space and plumbing available for a dishwasher, corner cupboard fitted with a carousel unit, floor to ceiling larder style cupboard with shelving. The kitchen then further extends to a range of matching worksurfaces with a range of drawers and wine rack below and space suitable for an upright fridge/freezer. The kitchen inset downlighting, engineered oak flooring and cleverly opens to the dining/family room

UTILITY ROOM 8' 9" x 6' 1" min (2.67m x 1.85m) Belfast sink with Victorian style centre mixer tap and adjacent wood block worksurfaces with drawer and base storage cupboard below, space and plumbing available to the side for an automatic washing machine and space suitable for a tumble drier with box cupboards above. Further storage to the opposite side of the kitchen housing the Vaillant boiler serving the heating and domestic hot water supply, ceramic tiled floor, extractor fan, UPVC double glazed door to the outside, partly tiled walls and connecting door to the garage

DINING/FAMILY ROOM 14' 7" x 13' 11" (4.44m x 4.24m) Picture window with privacy glass to the front aspect, window to side aspect light dimmer switch, radiator, TV aerial connection, log burner with raised hearth and wooden display mantel over. A glazed door leads to:

SECOND HALLWAY With inset downlighting, radiator, engineered oak flooring, mains smoke alarm, airing cupboard with slatted shelving

BEDROOM 3 10' 11" x 9' 10" plus wardrobe (3.33m x 3m) Radiator, window enjoying an outlook over the rear garden. Running across the full width of the room is a range of built in floor to ceiling wardrobe units with matching bedside cabinets and further built in chest of drawers, TV aerial connection

BEDROOM 4 10' 11" inc. wardrobe x 9' 5" (3.33m x 2.87m) Radiator, window to side aspect, wall mounted wash hand basin with tiled splashback and cabinet below and a range of floor to ceiling built in wardrobe units



BEDROOM 5/STUDY 9' 7" plus wardrobe x 6' 11" (2.92m x 2.11m) Radiator, window overlooking the rear garden and running across the full width of the room are built in wardrobes and also a double cupboard which opens to a desktop unit with telephone connection, drawer under and shelving above

SHOWER ROOM Comprising of a white suite with walk in large double shower area with wall mounted shower controls and attachment, glazed shower screen, inset wash hand basin with cupboard below and adjacent low flush WC with concealed cistern, fully tiled walls, tiled recess with mirror, inset downlighting, extractor fan and light tunnel and tall chrome heated towel rail, fully tiled floors, ceramic tiled floor

AN OAK AND GLASS STAIRCASE LEADS FROM THE RECEPTION HALL TO:

FIRST FLOOR LANDING Velux window to front aspect with electronically operated blind, two wall lights, door leads to:

BEDROOM 1 15' 4" min. x 11' 5" (4.67m x 3.48m) Window to front aspect, radiator, TV aerial connection

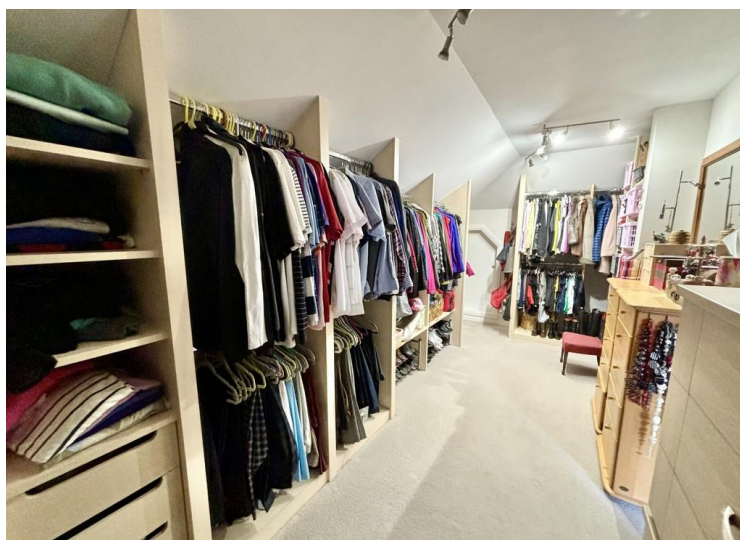
DRESSING ROOM 19' 8" max. x 7' 11" (5.99m x 2.41m) Extensive range of hanging, shelving and drawer space and a door gives access to a generous area of boarded roof space which has been insulated, has various strip lighting and also houses the pressurised hot water cylinder with fitted immersion and water softener

EN-SUITE BATHROOM White suite comprising of a walk in fully tiled shower with wall mounted shower attachment and rain shower head, tiled recess, large wall hung wash hand basin with centre mixer tap and drawer below, WC with concealed cistern with display recess above, panel enclosed bath with hand held shower attachment, centre mixer tap again with tiled recesses, inset downlighting, extractor fan, chrome heated towel rail, Velux window, partly tiled walls, ceramic tiled floor

BEDROOM 2 11' 10" plus wardrobe x 9' 5" (3.61m x 2.87m) Velux window to the front aspect, radiator, TV aerial connection, two built in double door wardrobe units with central dressing table

EN-SUITE SHOWER ROOM Large walk in fully tiled shower area with wall mounted shower attachment and glazed shower screen, WC with concealed cistern, inset wash hand basin with centre mixer tap and double cupboard below, chrome heated towel rail, extractor fan, ceramic tiled floor, partly tiled walls

OUTSIDE - FRONT As with the property, the gardens have been meticulously maintained. To the front there is a shaped area of lawn with well stocked flower and shrub borders and a block paved driveway provides off road parking and there is also a covered porch with established wisteria. A wall with arched wrought iron gate leads to a meandering lawned pathway with well stocked borders to either side and a concealed outside tap. The pathway opens to:





OUTSIDE - REAR A manicured rear garden with shaped areas of lawn, again stocked with specimen flowers and shrubs. Directly to the rear of the property is a large paved patio area with outside lighting and water feature with fountain. Facing towards the property is a substantial summerhouse with power and light, the garden then extends to the rear where there is a block paved pathway giving access to raised beds and an enclosed and private sitting area and then a greenhouse with power and light and two substantial stores, again both with power and light. Also located here is a composting area and to the rear of the sheds further useful storage space. To one side of the bungalow is a log store outside light and a return door to the utility room, external power supply. **GARAGE** 18' x 9' 1" (5.49m x 2.77m) Fitted with an electronically operated roller door. The garage has plastered walls, smooth plastered ceiling, window to side aspect, there is a tall double storage cupboard with adjacent shelving, overhead ladder storage. The garage houses the consumer unit, electricity meter and also the solar battery storage. There is power and light available, appliance spaces and a personal door to the utility room

COUNCIL TAX BAND 'G' This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

Total area: approx. 209.0 sq. metres (2249.9 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 or 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.

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