



52a Mimosa Avenue
Merley
Wimborne, Dorset, BH21 1TT

A modern and contemporary style
3 bedroom detached bungalow featuring a
large open plan kitchen/living/dining room
with vaulted ceiling and bi-folding doors to a
private, low maintenance rear
garden and a garden cabin/home office.

PRICE GUIDE:
£475,000 - £485,000
FREEHOLD





Built to a high specification approximately 4 years ago, the property benefits from the residue of a 10-year building warranty, an airsource heat pump central heating system, UPVC double glazing, oak internal doors, underfloor heating (with individual room thermostat controls which can be operated remotely), a number of integrated appliances, bathroom and en suite shower room, and a garden cabin/home office.

A brick pillared covered entrance porch and front door lead through to a large open plan kitchen/living/dining room featuring a high vaulted ceiling (with 3 electrically operated skylights with rain sensitive closing), carbon dioxide and humidity sensors, a shelved display unit, high quality oak laminate floor, and bi-folding doors opening onto a garden patio.





The kitchen comprises a range of contemporary units including a peninsular unit (with inset sink), quartz worktops, appliance space and plumbing for dishwasher, tall larder cupboard with pull-out drawers, integrated fridge/freezer, Neff induction hob with cooker hood above, Neff electric oven and Neff combination oven/microwave/grill/steam oven. In addition, there is a separate utility room with wall storage, a sink, and appliance space and plumbing for washer/dryer.



From the kitchen/living/dining room, a walkway leads through to a hall where there is a cupboard containing the under floor heating controls, and access to the boarded loft space (with retractable ladder).

Bedroom 1 has an en suite shower room with wash hand basin, WC, large walk-in shower, and an electrically operated towel rail. Bedroom 2 is a double sized bedroom, and there is a third bedroom/study.



The family bathroom comprises a panelled bath (with shower attachment and glazed screen), WC, wash basin, and an electrically operated towel rail.

A driveway provides access to a gravelled parking area with space for boat/caravan, and an Ohme car charger. A side garden gate gives access to the side of the bungalow where there is an outside tap, a Daikin air-source heat pump, and exterior power points and lighting.

The rear garden is nicely enclosed with timber fencing and is arranged for ease of maintenance. Immediately to the rear of the property, there is an Indian sandstone patio, raised flower beds, a further paved garden terrace (with a pergola) ideal for al fresco dining, a small lawn with ornamental cherry tree, and a garden cabin/home office with lighting and power points, a side patio, and a useful garden storage area to the rear of the cabin.



Approximate Gross Internal Area :- 81 sq mt / 876 sq ft
Summer House Approximate Gross Internal Area :- 12 sq mt / 127 sq ft



For identification purposes only, not to scale, do not scale



DISCLAIMER:

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Location: Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive. Take the first turning left into Rempstone Road, and the third turning on the right into Mimosa Avenue.

Council Tax: Band E EPC Rating: Band C







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