



50 MIMOSA AVENUE, MERLEY, WIMBORNE, DORSET, BH21 1TT  
**£525,000 FREEHOLD**

## **A WELL PRESENTED, SPACIOUS 3 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, ON A PRIME CORNER PLOT WITH GARAGING AND AMPLE OFF ROAD PARKING.**

### **SUMMARY:**

This well maintained, spacious home benefits from gas central heating, UPVC double glazing, and a well kept, private, south west facing rear garden, and is situated in a favoured residential road with no through traffic, and easy access to a network of footpaths leading to the local shops and health practice.

### **AT A GLANCE**

- 3 bedrooms with fitted furniture
- En suite shower room & family bath/shower room
- Private, south westerly facing rear garden
- Garage and ample off road parking
- NO FORWARD CHAIN





## DESCRIPTION:

The useful entrance lobby has a double coat cupboard and glazed double doors to the spacious central reception hall, which has a retractable ladder to the part boarded loft (with fitted light and gas central heating boiler.)

The lounge/dining room features 2 sets of patio doors to the south westerly facing rear garden, and the spacious kitchen/breakfast room has an extensive range of units, integrated fridge-freezer, space and plumbing for washing machine and dishwasher, Neff electric hob, extractor, and Neff combination and conventional ovens.

Bedroom 1 has a range of fitted furniture, and a fully tiled en suite shower room (with shower, wash basin, WC, bidet, towel radiator and electric shaver point.) Bedroom 2 has fitted wardrobes, bedroom 3 has fitted wardrobes, drawers and a storage cupboard. The family bath/shower room comprises corner shower, wash basin, WC, bath, and towel radiator.

The bungalow stands on a prime corner plot. To the front there is a wide driveway providing ample parking, with lawns and shrubs extending to the side of the property.





A side gate leads to the private, south westerly facing garden which is nicely enclosed by fencing and hedges, affording privacy. It features a full width patio, 2 electric sun blinds, an exterior water tap and lighting, a shaped lawn, flower and shrub borders, and a kitchen garden area (with 2 large raised beds, a timber shed, a gazebo, and a rear gate to the driveway.)

The detached garage has an electric up-and-over door, lighting, power points, a side door and a window.

### 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.

### COUNCIL TAX:

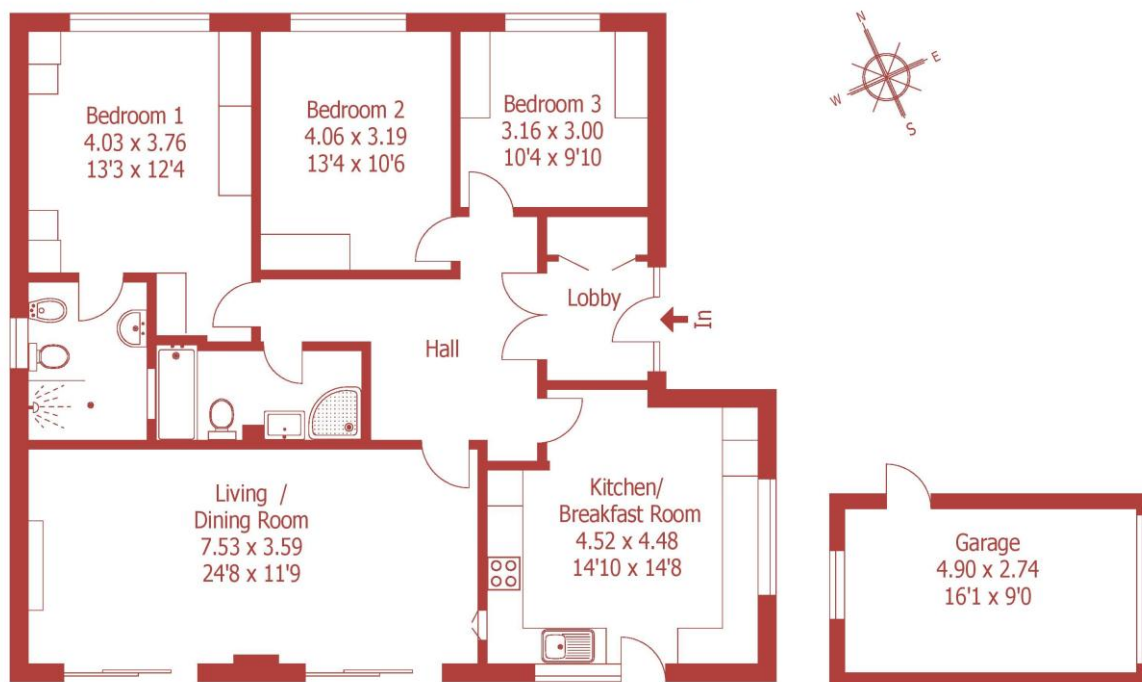
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### DIRECTIONS:

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.



Approximate Gross Internal Area :- 118 sq mt / 1556 sq ft  
 Garage Approximate Gross Internal Area :- 13 sq mt / 145 sq ft



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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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