



30 Merrivale Avenue
Bournemouth BH6 5JP

GUIDE PRICE
£650,000 FREEHOLD

“Stunning three double
bedroom, new build
family home
constructed to an
exacting standard and
in a sought after
location”

Winkworth

for every step...

GUIDE PRICE £650,000

Open Plan Kitchen/Dining Room
Spacious Lounge
Underfloor Heating
Three Double Bedrooms
Luxurious Bathroom
Downstairs WC
Off Road Parking
Electric Car Charging Point

EPC: B | COUNCIL TAX: TBC | FREEHOLD

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Why Merrivale Avenue?

Merrivale Avenue enjoys a convenient location a short distance from the hustle and bustle of Southbourne high street where you can find a number of independent restaurants, cafés and convenience shops. It is also less than half a mile from Tuckton village which contains a host of local amenities and Wick village where you can ramble along the Stour river through to Hengistbury Head. This three double bedroom new build detached family home provides the ideal opportunity for anyone looking for modern living to simply move in and relax.

The ground floor has been designed with modern living in mind. The triple aspect open plan kitchen / dining room is light and spacious with the kitchen area enjoying a range of Leicht cabinets and worktops with integrated appliances including a Bosch oven and microwave, dishwasher and fridge freezer.

A central island provides further storage and workspace and breakfast bar seating for more casual dining. Lightweight aluminium bi fold doors flood the room with natural light giving direct access to the garden.

The separate lounge provides an ideal space to relax, a box bay with double doors provide further access to the garden. Also located on the ground floor is a separate utility room with space and plumbing for washing machine and tumble dryer and a cloakroom. Underfloor heating runs throughout the ground floor accommodation. The property is also fitted with smart meters.

Upstairs enjoys three spacious double bedrooms all serviced by the luxuriously fitted bathroom which benefits from a bath with overhead shower, floating vanity unit with built in wash hand basin and floating WC, part tiled Porcelanosa walls and Amtico wood effect flooring.

Outside, the property has been thoughtfully landscaped. A

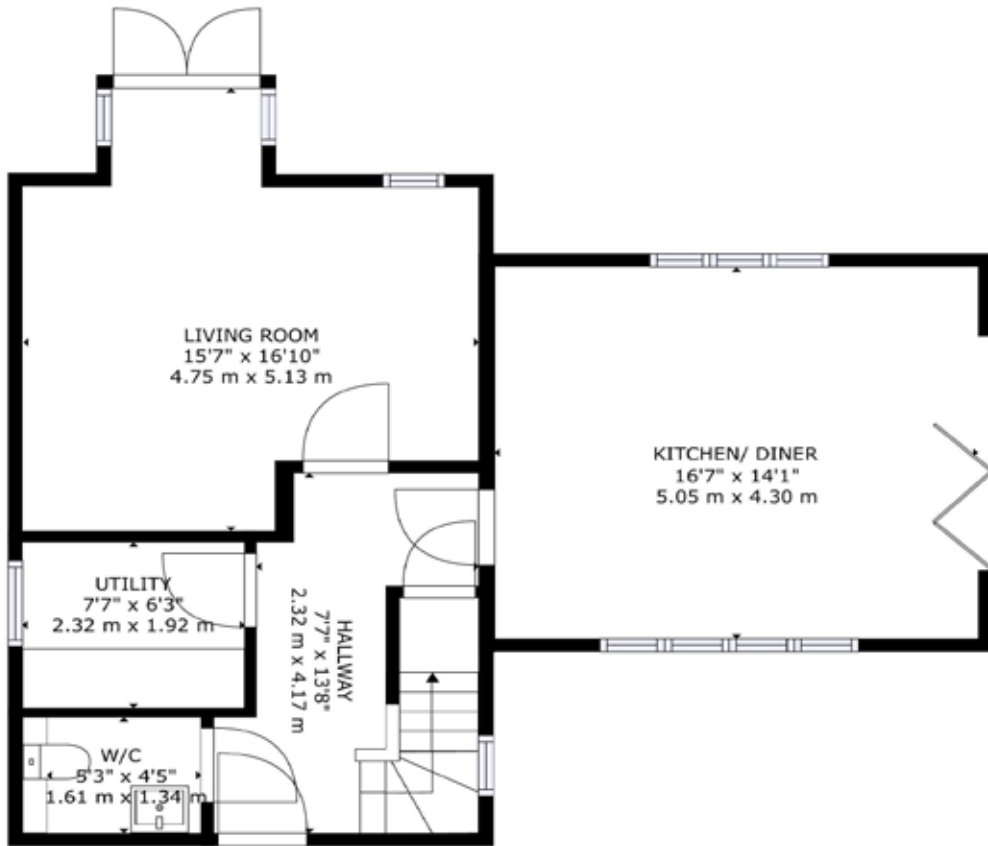


limestone patio area adjoins the rear of the property, ideal for enjoying al fresco dining with the remainder laid to lawn. A fence wraps around the property providing a good degree of seclusion. A shingle driveway with paved borders provides off road parking for two vehicles with an electric car charging port. Secure timber bike storage has also been fitted to encourage an eco-friendly lifestyle.

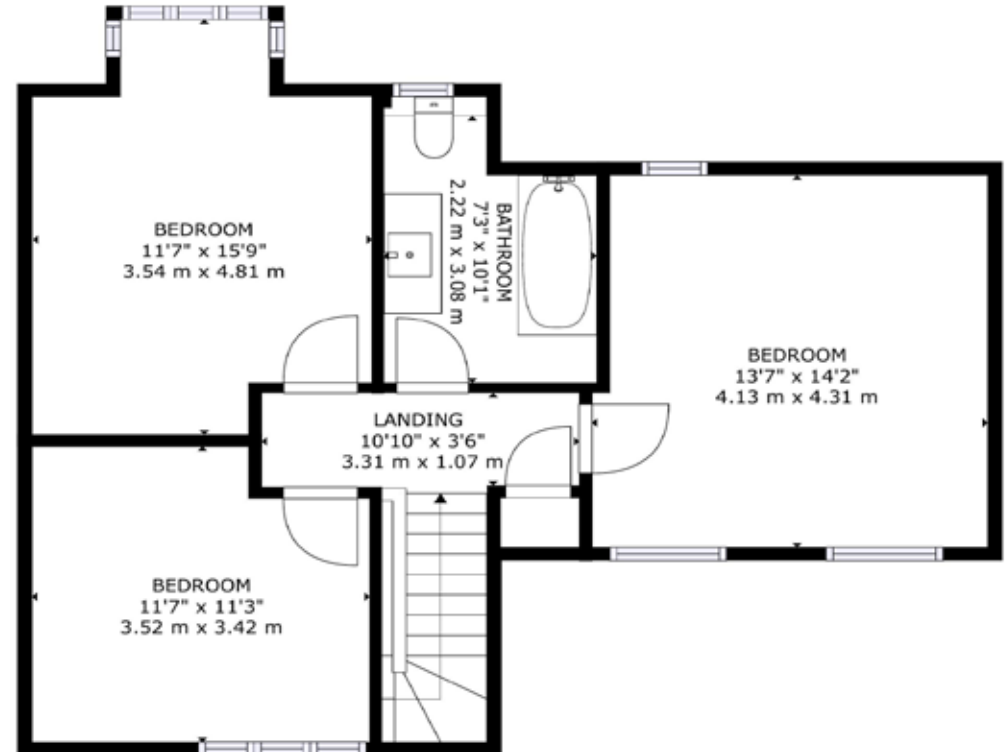
Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 645 sq. ft, 60 m2, FLOOR 2: 639 sq. ft, 59 m2
 TOTAL: 1284 sq. ft, 119 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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