

**28 Maxwell Road, Broadstone, BH18
9JQ**

**£725,000
Freehold**



A most interesting and exciting opportunity to acquire a particularly spacious four bedroomed home, set on a generous plot in this most sought after area. The property offers excellent versatile accommodation and notable features include a delightful sitting room, 30' kitchen/dining/family room leading out to a covered deck, master bedroom with en-suite shower room, three further bedrooms, family bathroom, in addition to extensive parking, garage and well stocked garden. We wholeheartedly recommend early internal inspection.

LARGE COVERED PORCH With outside light and block paved floor, double glazed composite door to:

SPACIOUS RECEPTION HALL Approximately 27' in length, two radiators, understairs built in cupboard, double glazed door to rear terrace, bevelled glass glazed double doors to:

DELIGHTFUL SITTING ROOM 18' x 12' (5.49m x 3.66m) Two radiators, power points, TV point, Adams style open fireplace with marble backdrop and hearth, two leaded light windows to side elevation, bow window to front elevation

OUTSTANDING KITCHEN/DINING/FAMILY ROOM 30' 6" x 11' 6" overall (9.3m x 3.51m) **KITCHEN AREA:** Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset enamel one and a half bowl sink unit, integrated dishwasher, built in double oven, built in fridge and freezer, integrated ceramic hob with extractor hood housed within matching tiled canopy, low voltage lighting, glazed display cabinet, fitted wine rack, peninsular breakfast bar area, window to side elevation

FAMILY/DINING AREA: Three radiators, power points, TV point, low voltage lighting, French doors to superb decked covered entertaining area, second set of French doors to rear terrace

UTILITY ROOM 11' x 6' 6" (3.35m x 1.98m) Fitted worksurfaces with space/plumbing for washing machine/tumble dryer, adjacent desk with drawers, radiator, window overlooking rear garden

BEDROOM 4 16' 2" x 12' (4.93m x 3.66m) Radiator, range of built in wardrobes, bow window to front elevation

BEAUTIFULLY APPOINTED SHOWER ROOM Suite comprising fully tiled walk in shower with wall mounted Mira shower control, WC, wash hand basin with vanity unit and adjacent worksurface, further built in cupboards, window to side elevation

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRCASE WITH SPINDLE BALUSTRADE Leads to:

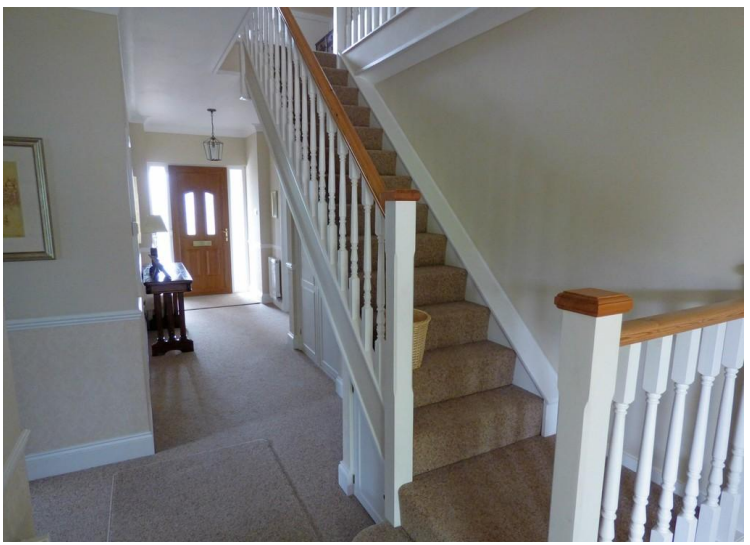
PART GALLERIED FIRST FLOOR LANDING Eaves storage, bay window to front elevation with distant views across Poole Harbour and the Isle of Purbeck

MASTER BEDROOM 18' x 12' 4" max. including boxed bay window (5.49m x 3.76m) Range of fitted furniture including dressing table, built in wardrobes with adjacent shelving, door to additional walk in wardrobe, two radiators, boxed bay window to front elevation, once again with distant views across Poole Harbour and the Isle of Purbeck, door to:

EN-SUITE SHOWER ROOM Suite comprising oversize walk in shower with wall mounted shower control and opaque glazed glass block tiling, WC, wash hand basin, radiator, window to rear elevation

GUEST BEDROOM 2 17' 4" x 14' 10" max. (5.28m x 4.52m) Two radiators, eaves storage, wash hand basin with tiled surround and vanity unit, two wardrobe cupboards, four Velux windows

BEDROOM 3 8' 6" x 7' 10" (2.59m x 2.39m) Radiator, built in children's wardrobe within eaves storage, window to side elevation



FAMILY BATHROOM Suite comprising corner bath, wall mounted shower with thermostatic control, WC, wash hand basin, three walls fully tiled, airing cupboard, further eaves storage, window to side elevation


OUTSIDE - FRONT The property stands on a generous plot in this most sought after residential area. To the front, one will find an extensive driveway providing parking for numerous vehicles. The remainder of the front garden features a variety of shrubs and mature conifers. The driveway continues alongside the property where there is a garage with electric door. Additional **DETACHED GARAGE** with up and over door and pitched tiled roof, together with a self-contained garden store. The garage measures approximately 15'6" at it's longest point and there is a rear door.

OUTSIDE - REAR The interesting, landscaped, picturesque rear garden comprises a lawned area adjacent to a terrace and raised border, together with mature laurel hedging. There is a further extensive patio area beneath a timber pergola and mature vine. Glazed timber summerhouse, extensive stone paved areas. A notable feature is the raised covered deck, making the perfect entertaining outside dining area as this is integral to the property and is accessed from both the hall and the kitchen/living room. Outside tap and electric.

COUNCIL TAX BAND 'D' This information has been supplied by East Dorset District Council, and we would suggest you verify this information prior to purchase.

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.

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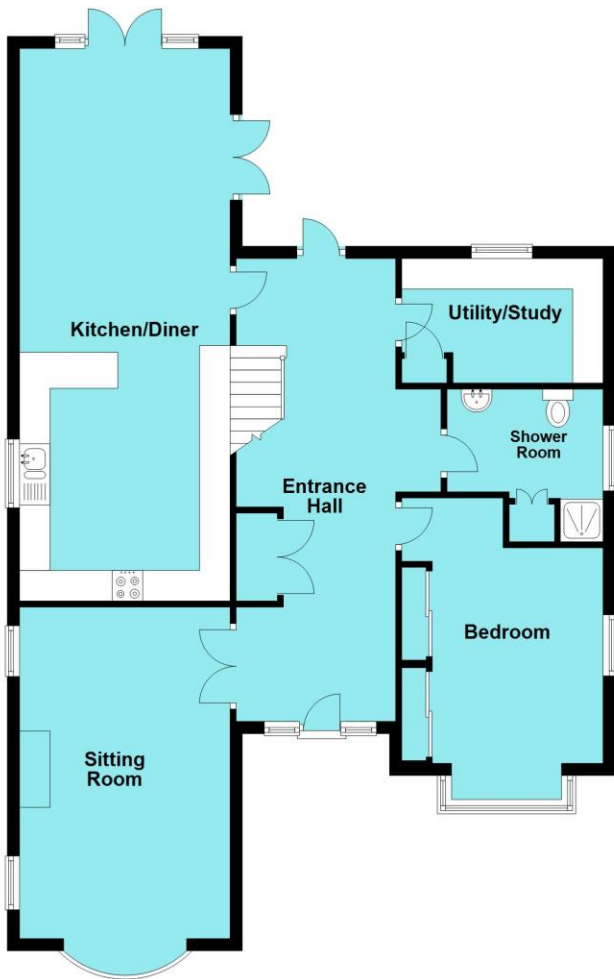
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





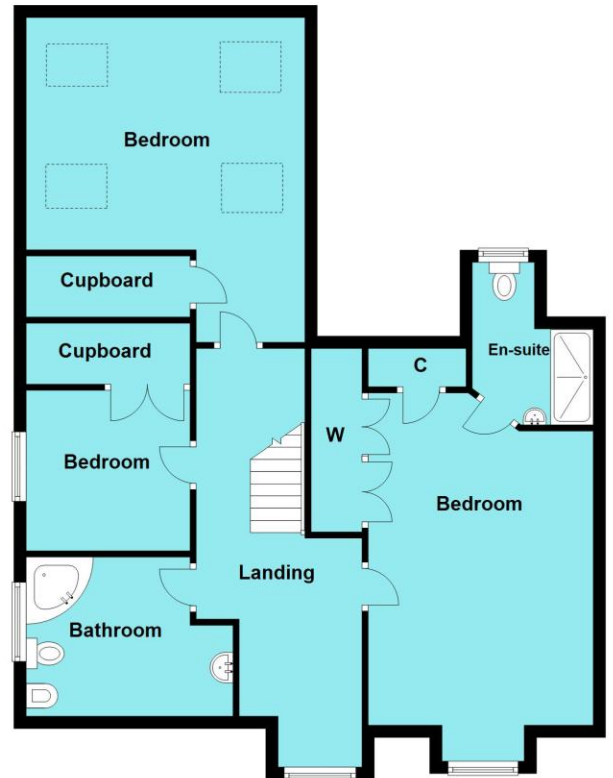
Ground Floor

Approx. 99.8 sq. metres (1073.8 sq. feet)



First Floor

Approx. 85.0 sq. metres (914.8 sq. feet)



Total area: approx. 184.8 sq. metres (1988.7 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 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
Plan produced using PlanUp.

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