

57 Steepleton Road
Broadstone BH18 8LH

Price **£650,000** Freehold



AN EXTREMELY SPACIOUS FOUR BEDROOM,
THREE BATHROOM DETACHED FAMILY HOME
IN A CUL-DE-SAC LOCATION OFFERED TO THE
MARKET WITH NO FORWARD CHAIN.



- * **ENTRANCE HALLWAY 17' x 6'4" (5.18m x 1.95m)**
 - * **CLOAKROOM 6'8" x 3'4" (2.07m x 1.04m)**
 - * **LOUNGE 20'9" INTO BAY x 13'1" (6.37m x 3.99m)**
- * **DINING ROOM/CONSERVATORY 22'1" x 13'3" (6.74m x 4.05m)**
- * **KITCHEN/BREAKFAST ROOM 12'7" x 11' (3.87m x 3.35m)**
 - * **UTILITY ROOM 7'6" x 7'4" (2.32m x 2.26m)**
 - * **FIRST FLOOR LANDING 21'4" x 6'4" (6.52m x 1.96m)**
- * **BEDROOM ONE 13'2" x 10'8" TO WARDROBE FRONTS (4.02m x 3.29m)**
 - * **EN SUITE SHOWER ROOM 8' x 5'1" (2.44m x 1.55m)**
 - * **BEDROOM TWO 13'4" x 10'5" (4.08m x 3.2m)**
- * **EN SUITE SHOWER ROOM 7'3" x 4'9" (2.23m x 1.49m)**
 - * **BEDROOM THREE 11'2" x 9'7" (3.41m x 2.96m)**
 - * **BEDROOM FOUR 11'2" x 7'8" (3.41m x 2.38m)**
 - * **FAMILY BATHROOM 8'7" x 7' (2.65m x 2.13m)**
 - * **SINGLE GARAGE AND OFF ROAD PARKING**
 - * **FRONT AND REAR GARDENS**
- * **GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED**







ABOUT THIS PROPERTY

Hardwood glazed front door to the spacious entrance hall where there is an understairs storage cupboard. Ground floor cloakroom with low level flush WC, pedestal wash hand basin with twin taps and tiled splashback. The lounge has a feature bay window to the front of the property. The dining room has an open archway to the conservatory with triple aspect windows and double doors leading to the rear garden. The kitchen/breakfast room is modern fitted with a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, integrated dishwasher, five ring burner 'Rangemaster' oven with extractor fan above, integrated fridge/freezer, part tiled walls and breakfast bar. The utility room has further storage cupboards, space and plumbing for washing machine, single bowl single drainer sink unit with mixer tap, space and plumbing for tumble dryer, wall mounted gas fired central heating boiler and door to the rear garden.

Stairs lead from the entrance hall to the first floor landing via a return staircase with built in airing cupboard with slatted shelving. Bedroom one has built in wardrobes and an en suite shower room with frosted window to side aspect, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle and wall mounted heated towel rail. Bedroom two has built in wardrobe and drawers and has an en suite shower room with low level flush WC, sink unit with mixer tap and vanity unit beneath, fully tiled shower cubicle and wall mounted heated towel rail. Bedrooms three and four also have the benefit of built in wardrobes. The family bathroom has a low level flush WC, wash hand basin with mixer tap and vanity unit beneath, p-shaped bath with wall mounted shower and shower screen and wall mounted heated towel rail.

The front garden is laid to lawn with shrub borders. There is off road parking and a single garage. The rear garden is tiered with lawn areas and shrub and herbaceous borders, raised decking areas and timber summerhouse. A timber gate gives access to the side of the property.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the fourth turning on the left into Barn Road. At the T-junction turn right into Fontmell Road and then take the first turning left into Steepleton Road. Follow the road round and take the first turning right and then the left hand tuning into the cul-de-sac.

COUNCIL TAX: Band F BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1674