

12 Wetherby Close  
Broadstone BH18 8JB

Price **£565,000** Freehold

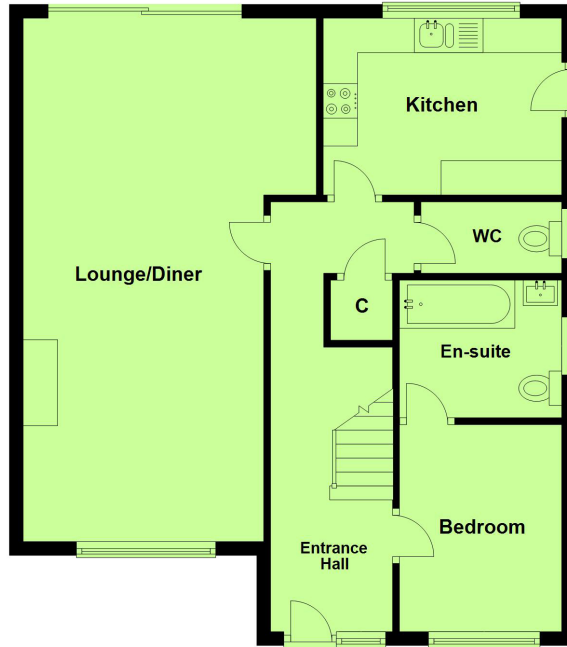


SET IN A VERY QUIET CUL-DE-SAC LOCATION, THIS FIVE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IS OFFERED FOR SALE WITH NO FORWARD CHAIN.



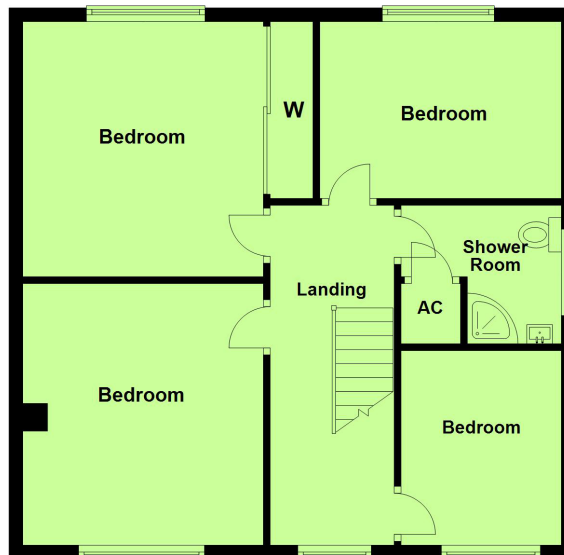
**Ground Floor**

Approx. 59.3 sq. metres (638.8 sq. feet)



**First Floor**

Approx. 59.5 sq. metres (640.3 sq. feet)



**Total area: approx. 118.8 sq. metres (1279.1 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.

**\* ENTRANCE HALLWAY**

**\* LOUNGE/DINING ROOM 25'6" x 14' (7.8m x 4.26m)**

**\* KITCHEN 11'3" x 8'3" (3.44m x 2.52m)**

**\* GROUND FLOOR BEDROOM FIVE/STUDY 9'7" x 7'8" (2.95m x 2.37m)**

**\* MODERN FITTED EN SUITE BATHROOM 7'8" x 6'5" (2.37m x 1.98m)**

**\* GROUND FLOOR CLOAKROOM 7'2" x 2'7" (2.19m x 0.82m)**

**\* STAIRS RISING TO FIRST FLOOR**

**\* BEDROOM ONE 12'6" x 11'5" (3.84m x 3.5m)**

**\* BEDROOM TWO 11'9" x 11'4" (3.62m x 3.47m)**

**\* BEDROOM THREE 11'3" x 8'5" (3.44m x 2.59m)**

**\* BEDROOM FOUR 9'1" x 7'9" (2.77m x 2.4m)**

**\* MODERN FITTED SHOWER ROOM 7'8" x 6'5" (2.37m x 1.98m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* SINGLE GARAGE**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

UPVC glazed front door leads to the entrance hallway with built in understairs storage cupboard with automatic light. The lounge/dining room has a feature gas fire with surround and hearth, window to the front aspect and sliding patio door to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, integrated double oven and microwave, one and a half bowl single drainer sink unit with mixer tap, four ring burner gas hob with extractor fan above, space and plumbing for washing machine and dishwasher, integrated fridge, wall mounted gas fired central heating boiler, part tiled walls, window and door to the rear garden. Ground floor bedroom five/study has window to front aspect with fitted shutters. The en suite bathroom comprises a modern white suite, panel enclosed bath with mixer tap, wall mounted dual shower and shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, wall mounted heated towel rail, fully tiled walls and extractor fan. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space. There are four bedrooms with built in wardrobes to bedrooms one, two and three and fitted shutters to bedroom two. The modern fitted shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, mirrored medicine cabinet above, fully tiled shower cubicle with dual action shower, wall mounted heated towel rail, built in airing cupboard with slatted shelving housing the hot water cylinder.

The large front garden is predominantly laid to lawn with shrub borders and block paviour driveway providing off road parking. The rear garden is laid to lawn and patio areas with shrub and herbaceous borders. There is a single garage with up and over door and further personal door.



**DIRECTIONS:**

From Broadstone Centre proceed down York Road for approximately three quarters of a mile and Wetherby Close will be found on the left hand side.

**COUNCIL TAX:** Band E    BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**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: R1697**