

46 Sorrel Gardens
Broadstone BH18 9WA

Price **£575,000** Freehold

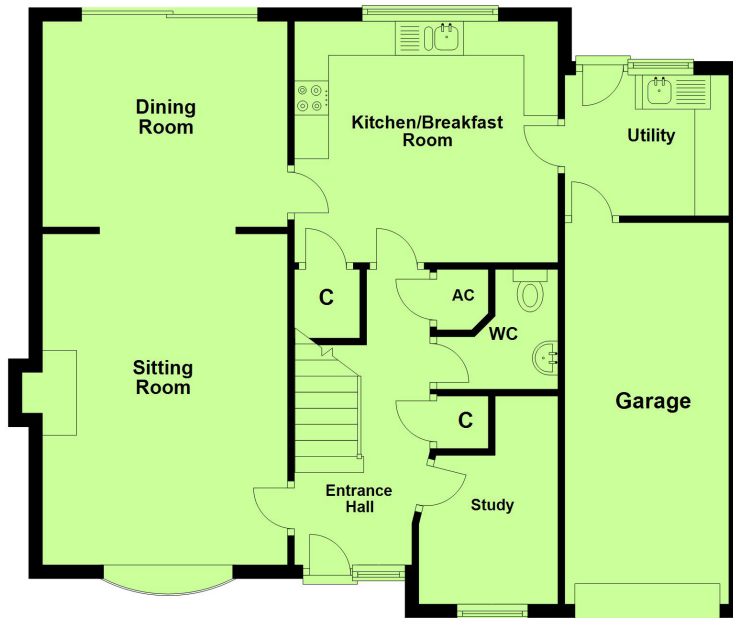


A WELL PRESENTED FOUR BEDROOM, TWO BATHROOM,
THREE RECEPTION ROOM DETACHED FAMILY HOME
BEING OFFERED FOR SALE FOR THE FIRST TIME IN
NEARLY 30 YEARS AND WITH NO FORWARD CHAIN.



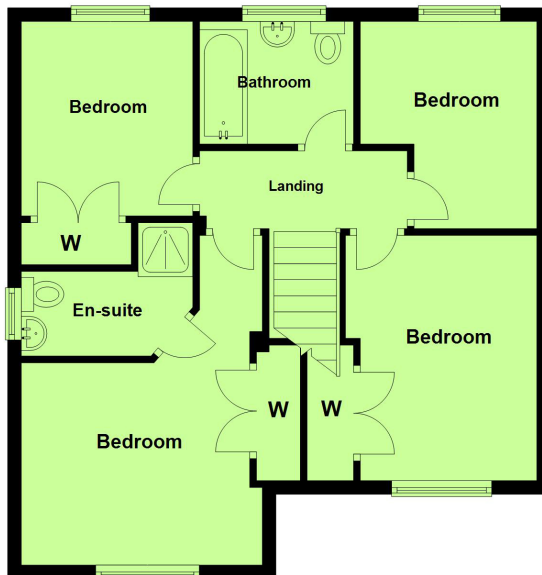
Ground Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 136.6 sq. metres (1470.4 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 12' 9" x 6' 5" (3.93m x 1.98m)**
- * **CLOAKROOM 6' (MAXIMUM) x 5' 8" (MAXIMUM) (1.82m x 1.76m)**
 - * **SITTING ROOM 15' 9" x 11' 9" (4.84m x 3.62m)**
 - * **DINING ROOM 11' 7" x 9' 9" (3.56m x 3m)**
- * **KITCHEN/BREAKFAST ROOM 12' 7" x 11' 6" (3.87m x 3.53m)**
 - * **UTLITY ROOM 8' 5" x 7' 7" (2.59m x 2.34m)**
 - * **STUDY 9' 7" (MAXIMUM) x 6' 3" (2.95m x 1.92m)**
- * **STAIRS RISING TO FIRST FLOOR LANDING 9' 5" x 4' 7" (2.89m x 1.43m)**
 - * **BEDROOM ONE 14' 8" x 11' 8" (4.51m x 3.59m)**
 - * **EN SUITE SHOWER ROOM 8' 5" x 4' (2.59m x 1.21m)**
 - * **BEDROOM TWO 11' 7" x 9' 2" (3.56m x 2.8m)**
 - * **BEDROOM THREE 8' 9" x 8' 5" (2.71m x 2.59m)**
- * **BEDROOM FOUR 10' 2" x 8' 1" (MAXIMUM) (3.1m x 2.46m)**
 - * **FAMILY BATHROOM 7' 4" x 6' 1" (2.25m x 1.85m)**
 - * **FRONT AND REAR GARDENS**
 - * **DRIVEWAY PARKING**
- * **SINGLE INTEGRAL GARAGE 18' 1" x 8' (5.51m x 2.43m)**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the open storm porch a UPVC double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has stairs rising to first floor, storage cupboard, airing cupboard with hot water tank and slatted shelving. The cloakroom has part tiled walls, low level flush WC and pedestal wash basin with mixer tap. The light and airy sitting room has window to front aspect, TV point, telephone point, central fireplace with brick surround, hearth and mantel with inset gas fire and an archway giving access into the dining room which has sliding patio doors leading out to the rear garden. The kitchen/breakfast room has window to rear aspect, range of wall and floor mounted cupboards, rolled top working surfaces, 1 ¼ single sink with drainer and mixer tap, nest of three drawers, part tiled walls, understairs storage cupboard and integrated appliances to include fridge, oven, four ring gas hob and extractor fan over. Off the kitchen is the utility room which has window and double-glazed door giving access to the rear garden, wall mounted 'Glow Worm' boiler, range of wall and floor mounted cupboards, working surfaces over, part tiled walls, single sink with drainer and hot and cold tap, space and plumbing for washing machine and freezer and access into the single garage. To conclude the accommodation on the ground floor is the study which has window to front aspect and telephone point.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect, TV point, telephone point and benefits from a range of fitted furniture to include wardrobes and drawers. The en suite shower room has frosted window to side aspect, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with 'Mira' shower. Bedroom two has window to front aspect and benefits from a range of fitted furniture to include wardrobes and drawers. Bedrooms three and four both have windows to rear aspect with pleasant views over the rear garden with bedroom three benefitting from a built-in wardrobe with double opening doors. The modern fitted family bathroom has frosted window to rear aspect, towel ladder radiator, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a small area laid to lawn with mature shrub borders and a block paved driveway providing off parking for two vehicles in turn leading to the single integral garage which has up and over door, light, power and loft access via a hatch. The secluded rear garden has a patio running adjacent to the property providing ample seating, in turn leading to the remainder, which is laid to lawn, all of which are bound by timber fence and mature shrub borders. To one side of the property is hard stand for shed and storage, to the other side via a timber gate gives access to the front.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning on the right into Beechbank Avenue and at the mini roundabout turn right into Pinesprings Drive and Sorrel Gardens is the first turning on the right hand side.

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

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REF: R1725