

**24 Spindle Close, Broadstone,  
BH18 9WJ**

**£539,950  
Freehold**

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A very well presented four bedroom family home situated in this sought after location and benefiting from gas fired heating with radiators and UPVC double glazing. The ground floor accommodation comprises of a lounge, separate dining room, kitchen/breakfast room, cloakroom and to the first floor there are four bedrooms, all with fitted wardrobes. There is an attractively appointed en-suite shower room and family bathroom. The property has off road parking for a number of vehicles and an integral garage, and the rear garden enjoys a sunny south westerly aspect. Within close proximity is excellent walking over Upton Heath and nearby woodland and the trail-way leads to Broadstone centre, which is approximately a mile distant. The larger neighbouring towns of Poole and Wimborne can easily be reached by car or bus. There is popular schooling for all age groups, including both the boys' and girls' grammar schools.



**ENTRANCE VIA:** A front door with glazed side screens and outside lighting leads to the:

**ENTRANCE VESTIBULE** With ceramic tiled floor, wall light point, glazed internal door with adjoining side screen leads to the:

**RECEPTION HALL** Engineered oak flooring, coved and smooth plastered ceiling, radiator, telephone point, understairs storage cupboard, wall mounted heating thermostat controls and a personal door to the garage  
Doors off to:

**CLOAKROOM** A modern white suite comprising of a W.C, pedestal wash hand basin with tiled splashback, window and radiator.

From the Reception Hall, glazed double doors lead to the:

**LOUNGE** 17' 1" x 10' 7" (5.21m x 3.23m) Coved and smooth plastered ceiling, two radiators, window to the front aspect, T.V aerial connection, ornamental fireplace fitted with a living flame gas fire. Glazed double doors then lead to the:

**DINING ROOM** 12' 8" x 10' 8" (3.86m x 3.25m) Coved and smooth plastered ceiling, radiator, engineered oak flooring. Door to the kitchen/breakfast room and UPVC double glazed French doors open to the sunny rear garden.

**KITCHEN/BREAKFAST ROOM** 14' 2" x 9' 3" (4.32m x 2.82m) A range of units comprising of a one and a half bowl single drainer sink unit with adjacent roll top work surfaces with drawers and base storage cupboards below and eye level wall mounted units over, space suitable for a fridge, space and plumbing for a washing machine, integrated double electric oven, four ring gas hob with extractor canopy above, part tiled walls, smooth plastered ceiling, radiator, space for breakfast table and chairs, window and door leading to the rear garden.

Staircase from the Reception Hall leads to the:

**FIRST FLOOR GALLERIED LANDING** Smooth plastered ceiling, radiator, loft hatch with sliding ladder gives access to the roof space. Doors off to:

**BEDROOM ONE** 15' 3" plus wardrobes x 10' 8" (4.65m x 3.25m) Coved and smooth plastered ceiling, radiator and a window to the front aspect, built-in floor to ceiling sliding doored wardrobe units, T.V aerial point. Door to:

**EN-SUITE SHOWER ROOM** A contemporary white suite comprising of a double shower cubicle, inset wash hand basin with granite effect tops with storage cupboards below, W.C with concealed cistern, fully tiled walls, smooth plastered ceiling with inset down-lighting, extractor fan, chrome heated towel rail, ceramic tiled floor, window.

**BEDROOM TWO** 14' 4" x 9' 2" plus wardrobe (4.37m x 2.79m) Smooth plastered ceiling, radiator, window to the front aspect, built-in floor to ceiling sliding doored wardrobe unit, light dimmer control switch.





**BEDROOM THREE** 10' 6" plus wardrobes x 8' 1" (3.2m x 2.46m) Smooth plastered ceiling, radiator. Running across the width of the room is a range of floor to ceiling sliding doored wardrobe units, window to the rear aspect with distant views to the Purbecks.

**BEDROOM FOUR** 10' 9" x 7' 9" (3.28m x 2.36m) Smooth plastered ceiling, radiator, light dimmer control switch. Floor to ceiling sliding wardrobe unit and window to the rear aspect with distant views of the Purbecks.

**BATHROOM** A modern white suite comprising of a panel enclosed bath with centre mixer tap and handheld shower attachment with tiled surround, inset wash hand basin with adjacent counter top work surfaces with base storage cupboards below and w.c with concealed cistern, fully tiled shower cubicle with handheld shower controls and 'rain' shower head, ceramic tiled floor, part tiled walls, window, tall chrome heated towel rail.

**OUTSIDE - FRONT** The garden is arranged for ease of maintenance, having been predominantly laid to gravel with a central palm tree. There is a block paved driveway and turning area providing off road parking for a number of vehicles. The driveway leads to the integral garage. A gate and block paved pathway gives access to the:

**INTEGRAL GARAGE** Which is fitted with an up and over door and has power and light. It houses the wall mounted boiler serving the heating and domestic hot water supply and a personal door to the property. Subject to the usual building regulations, the garage could be converted to provide further accommodation.

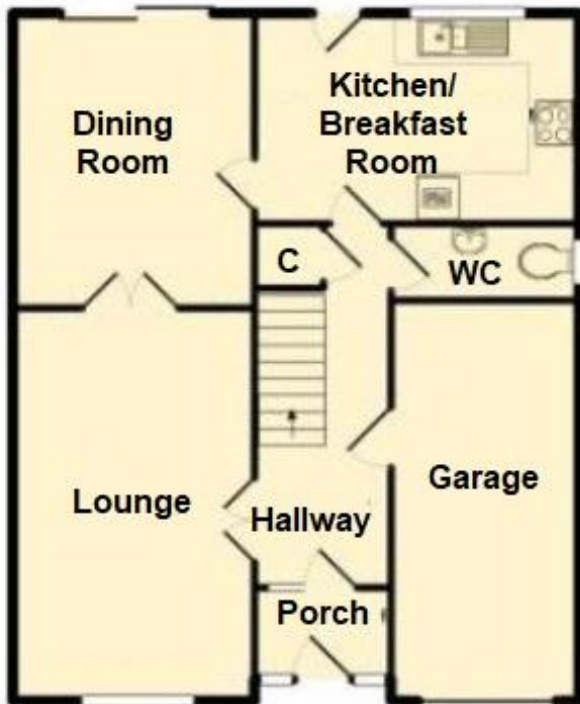
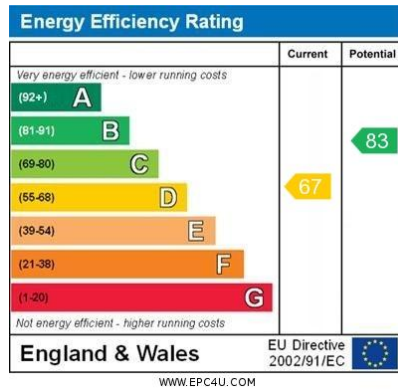
**REAR GARDEN** Running across the full width of the property is a block paved patio area, which then leads to an area of lawn. The garden is fully enclosed with timber panelled fencing, walling and an established hedgerow to the rear boundary. There is outside lighting and a water tap. To the left hand side of the house is a generous paved area suitable for a garden shed and greenhouse. The garden enjoys a sunny aspect.

**COUNCIL TAX BAND 'E'** This information has been supplied by BCP Council, and we would suggest you verify this information prior to purchase.

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**Ref: 15166**





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