

**126 York Road, Broadstone,
BH18 8EY**

**£595,000
Freehold**



Constructed just over two years ago to an extremely high specification is this excellently presented four bedroom detached home benefitting from numerous energy efficient features. Benefits include aluminium framed double glazed units and central heating from an air source heat pump with underfloor heating to the ground floor and radiators to the first floor all with individual thermostats. A superbly appointed kitchen/dining/living room enjoys an outlook over the rear garden and there is a cosy lounge with dual aspect windows. An impressive reception hall with an oak and glass staircase leads to the first floor galleried landing where the master bedroom has an attractively appointed en-suite shower room. To the front of the property there is a tarmac driveway and established borders with electric car charging point and to the rear an attractive part walled garden.

ENTRANCE CANOPY With outside lighting leads to a contemporary aluminium double glazed front door with adjoining side screen leading to:

RECEPTION HALL 20' 4" x 6' 7" max. (6.2m x 2.01m) Smooth plastered ceiling and inset LED lighting, controls for the alarm system, light grey wood effect flooring, understairs storage cupboard, double coats cupboard with hanging rail, ceramic tiled floor, this cupboard also houses the pressurised hot water cylinder serving the heating and domestic hot water supply, light grey wood effect flooring

GROUND FLOOR CLOAKROOM A white suite with floating WC with concealed cistern, wall mounted wash hand basin with centre mixer tap and deep soft close drawer below, smooth plastered ceiling with LED lighting, extractor fan, window and ceramic tiled floor

LOUNGE 14' x 12' 9" (4.27m x 3.89m) Smooth plastered ceiling with inset LED lighting, windows to the front and side aspect, light dimmer control switch, space for wall mounted TV with aerial connection point

KITCHEN/DINING/LIVING ROOM 21' 2" x 18' 2" max. (6.45m x 5.54m) A particular feature of the property and enjoying two pairs of patio doors opening to the rear garden. The kitchen area comprises of a one and a half bowl single drainer sink unit with Insinkerator with adjacent quartz worktop surfaces with a generous range of soft close eye level wall mounted units with underlighting and then a range of soft close base storage cupboards with integrated Bosch dishwasher and Bosch washer/dryer, integrated Bosch electric double oven and to the side an integrated fridge and freezer and a further appliance space. There is a central matching island unit inset with a Bosch five ring induction hob, a range of drawers and base storage cupboards below and above a contemporary extractor fan with inset lighting, further lighting over the island and feature LED lighting. The kitchen then leads to an area suitable for a dining table and chairs and also a sofa. There is a light dimmer control switch, window to side aspect, a continuation of the flooring from the reception hall

AN OAK STAIRCASE WITH GLASS BALLUSTRADE LEADS TO:

GALLERIED FIRST FLOOR LANDING Smooth plastered ceiling with inset LED lighting, mains smoke alarm, window to side aspect, loft hatch with ladder leads to the insulated loft space with boarding and light available

BEDROOM 1 14' 1" x 11' 7" (4.29m x 3.53m) Smooth plastered ceiling with inset LED downlighting, radiator, window enjoying an outlook over the rear garden with integrated black out blinds, switches for bedside lamps, TV aerial connection and USB points

EN-SUITE SHOWER ROOM Large walk in shower area with hand held shower controls and rain shower head with glazed shower screen, floating WC with concealed cistern, floating wash hand basin with centre mixer tap and deep drawer below, smooth plastered ceiling with inset LED lighting and extractor fan, fully tiled walls, ceramic tiled floor, tall chrome heated towel rail, electric shaver point, window

BEDROOM 2 10' 10" x 10' 5" (3.3m x 3.18m) Smooth plastered ceiling with inset LED downlighting, radiator, window to front aspect, space for wall mounted TV with TV aerial point, USB point



BEDROOM 3 9' 10" x 9' 4" (3m x 2.84m) Smooth plastered ceiling with LED inset downlighting, radiator, window overlooking the rear garden with integrated black out blinds, built in shelved linen cupboard, USB point

BEDROOM 4 10' 1" x 6' 7" (3.07m x 2.01m) Smooth plastered ceiling with LED inset downlighting, radiator, window to front aspect, USB point

BATHROOM A white suite comprising of panel enclosed bath with rain shower head, hand held shower controls, glazed shower screen, floating WC with concealed cistern, wall mounted wash hand basin with centre mixer tap and deep soft close drawer below and electric shaver point above with a mirrored recess with shelf and downlighting, smooth plastered ceiling with inset LED downlighting, extractor fan, fully tiled walls, chrome heated towel rail, ceramic tiled floor

OUTSIDE - FRONT To the front of the property there is a low brick wall with laurel hedgerow, a tarmac driveway provides off road parking for a number of vehicles and is surrounded by well stocked flower and shrub borders, outside lighting and car charging point. A side gate gives access to the rear garden. Located to the right hand side of the house there is an area of paving providing a useful storage area with water butt and then this leads to:

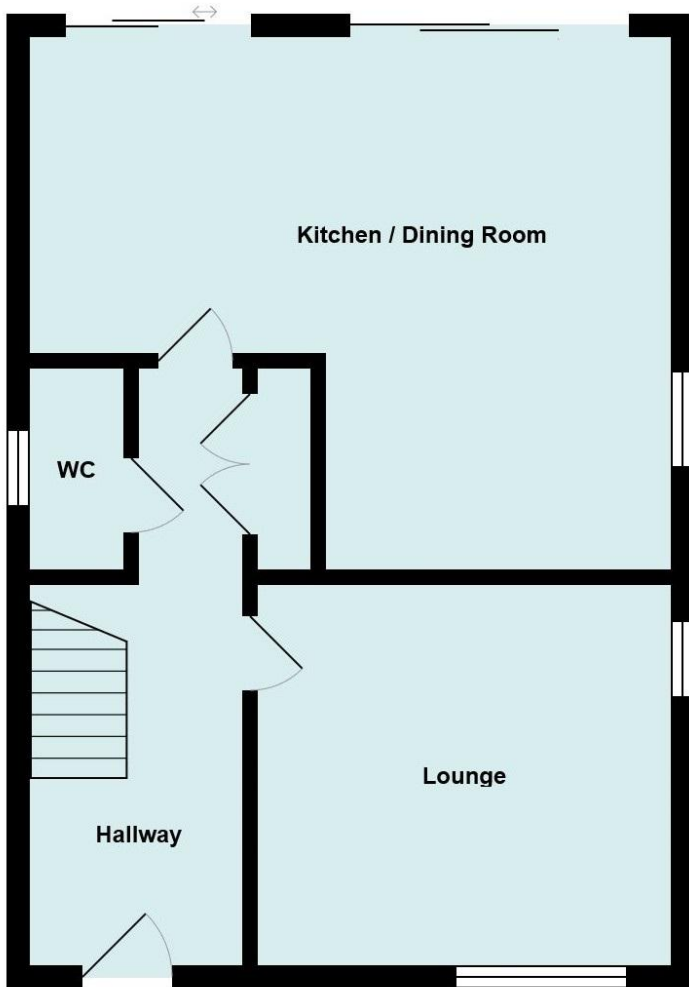
OUTSIDE - REAR Running across the full width of the property is a paved patio area with lighting and power available, a meandering stone chip pathway leads to a substantial storage shed with water butt, there are then areas of lawn with borders stocked with established hedgerows and the main garden is enclosed by either close boarded timber panelled fencing or brick walling interspersed with close boarded fencing. The garden enjoys a sunny westerly aspect.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

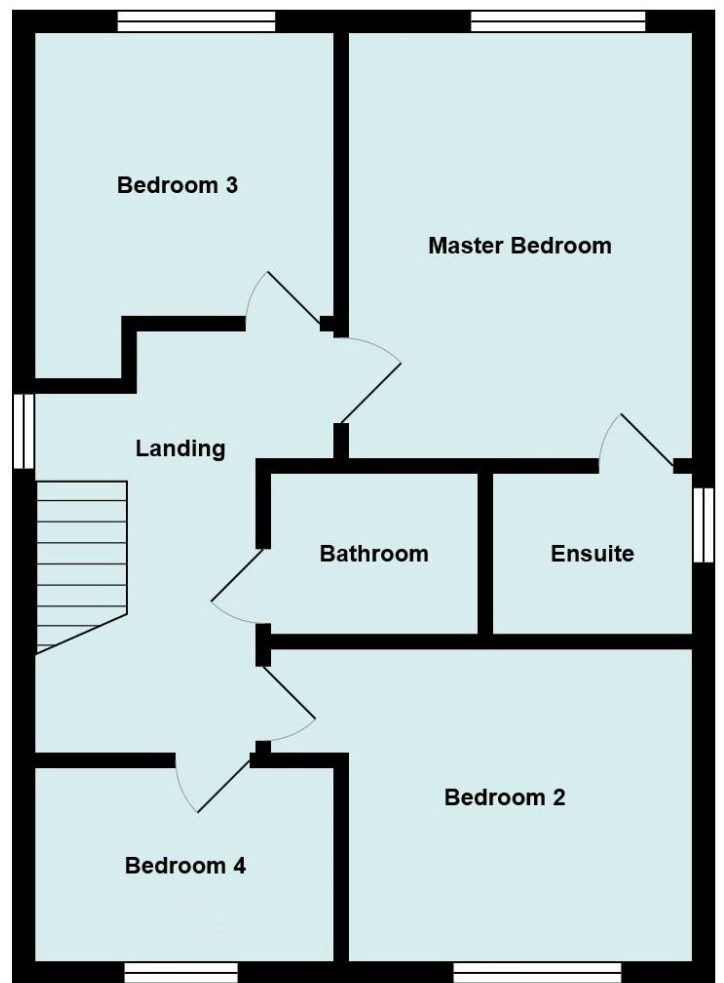
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Ground Floor



First Floor

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