

**16 Greensleeves Avenue,
Broadstone, BH18 8BL**

**£775,000
Freehold**



A wonderful opportunity to acquire a much loved, spacious, four bedroom home set on this most favoured road close to the Golf Links area within Broadstone. The property offers spacious, versatile accommodation to include superb reception hall, cloakroom, excellent living room, dining room leading into well appointed kitchen, two ground floor bedrooms with built in wardrobes, bathroom with separate shower, whilst from the first floor galleried landing, one will find a master bedroom suite with en-suite shower room in addition to a further bedroom. Externally, there is a driveway leading to a 30' open sided garage/carport in addition to a separate self-contained garage, whilst one will find a delightful, enclosed, secluded rear garden arranged over two levels with lawned areas and an entertaining terrace. Early viewing is essential as we expect this to go fast!

LARGE OPEN PORCH Outside light point, feature hardwood door provides access to:

SUPERB RECEPTION HALL 13' 10" x 13' (4.22m x 3.96m) Radiator, understairs cupboard, obscure glazed retro block glass feature to front elevation, wide arch to:

INNER HALLWAY Airing cupboard housing space for linen storage, wall mounted Vaillant gas boiler

CLOAKROOM Suite comprising close couple WC, wash hand basin with vanity unit, radiator, tiled flooring

EXCELLENT LIVING ROOM 19' 8" x 13' (5.99m x 3.96m) Radiator, power points, TV point, feature fireplace with inset gas fired stove, picture window to front elevation, two semi-circular windows to side elevation, glazed double doors lead into:

DINING ROOM 10' 10" x 10' 8" (3.3m x 3.25m) Radiator, built in cupboards with adjacent chest of drawers and worktop, semi-circular window to side elevation, double glazed French doors lead out to the garden, through way to:

WELL APPOINTED KITCHEN 13' x 12' 6" (3.96m x 3.81m) (Also accessed via glazed double doors from the Reception Hall). Fitted with a range of wall and floor mounted units with fitted silestone worksurfaces and kick backs, integrated one and a half bowl sink unit, plumbing and space for dishwasher, fitted range cooker with extractor hood above, integrated fridge and freezer, window overlooking rear garden, double glazed French doors lead out to the terrace

BEDROOM 2 15' x 11' 10" (4.57m x 3.61m) Radiator, range of built in wardrobes, picture window to front elevation

BEDROOM 3 13' 4" x 10' (4.06m x 3.05m) Radiator, range of built in wardrobes with sliding doors, window overlooking rear garden

FAMILY BATHROOM Well appointed suite comprising panelled bath with mixer tap and shower hose, separate walk in shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin, close couple WC, heated towel rail, fully tiled walls, shaver point, tiled flooring, window to rear elevation.

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE WITH SPINDLED BALUSTRADE LEADS TO:

BRIGHT AND AIRY GALLERIED FIRST FLOOR LANDING Useful study area with short window to front elevation with golf course glimpse

MASTER BEDROOM 21' 6" x 16' 4" max. with naturally sloping ceiling (6.55m x 4.98m) Radiator, range of fitted wardrobes with mirrored doors, additional doors to eaves storage, three Velux windows one of which provides view across Broadstone Golf Course

EN-SUITE SHOWER ROOM Well appointed suite comprising walk in shower with wall mounted thermostatically controlled shower, wash hand basin with vanity unit, close couple WC, tiled flooring, shaver point, heated towel rail, Velux window overlooking rear garden

BEDROOM 4 16' 8" x 9' 8" with naturally sloping ceiling (5.08m x 2.95m) Radiator, built in wardrobe cupboard, door to eaves storage, Velux window overlooking rear garden



EN-SUITE CLOAKROOM Close couple WC, wall hung wash hand basin

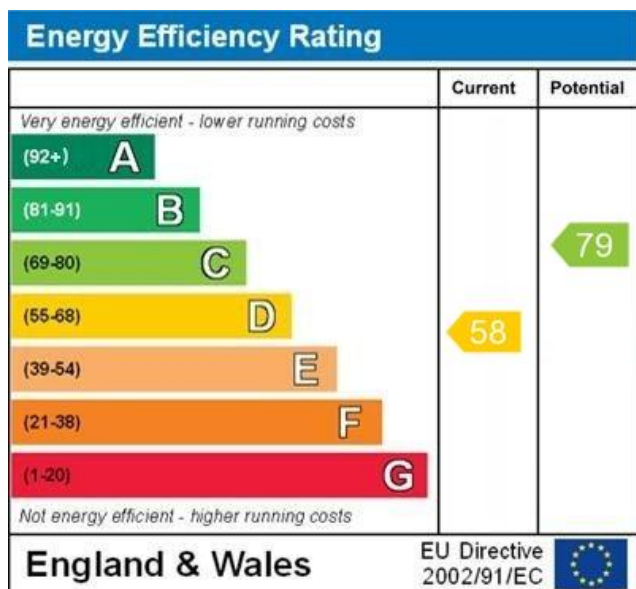
OUTSIDE - FRONT Set in this most sought after road, the property benefits from an open plan front garden which is laid to lawn with planted borders and circular heather feature. A tarmac driveway leads to the ATTACHED OPEN SIDED GARAGE/CARPORT measuring approximately 30' x 13' with electronically operated up and over door, tarmac surface providing a most useful vehicle storage area, whilst the driveway continues to a DETACHED GARAGE approximately 23' x 8' 6" having an electronically operated up and over door, power and light, personal door side and an internal door to a useful covered storage area.

OUTSIDE - REAR The beautifully maintained rear gardens are a notable feature of the property having a stone terrace with timber pergola catching a lot of natural sunlight. There is a level lawned area and from the terrace half a dozen stone steps lead up to a large expansive lawned area bordered by a variety of shrubs and mature tree life which ensure a high degree of seclusion. A stone paved pathway leads alongside one side of the garden up to the elevated part of the plot where there are fine views and a hardstanding area suitable to be converted to an outside entertaining area if so desired. The rear garden is bordered by timber panelled fencing and mature hedgerow which offer a high degree of seclusion. Outside tap.

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

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.

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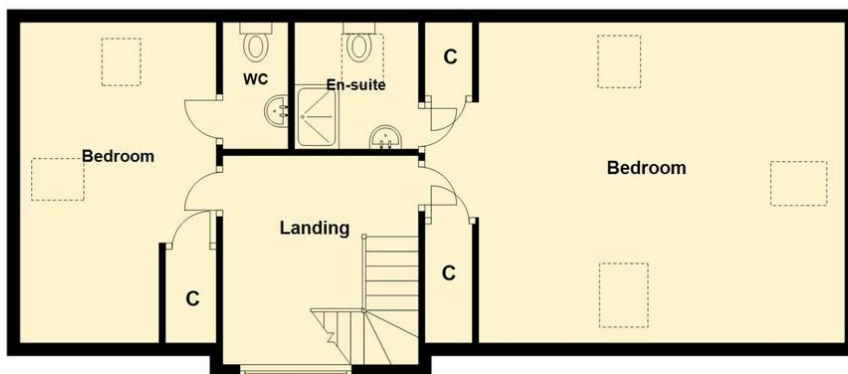




Ground Floor



First Floor



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