

9 Cowslip Road
Broadstone BH18 9QZ

Price **£565,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM,
TWO BATHROOM, TWO RECEPTION ROOM
DETACHED FAMILY HOME SITUATED WITHIN
SOUGHT AFTER SCHOOL CATCHMENTS.
VENDOR FOUND AND KEEN TO SELL.

Ground Floor

Approx. 59.1 sq. metres (635.9 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 118.6 sq. metres (1276.7 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**

*** CLOAKROOM 5'7" x 3'10" (1.7m x 1.16m)**

*** LOUNGE 18'8" x 11'1" (5.69m x 3.39m)**

*** KITCHEN 12'5" x 9'11" (3.78m x 3.03m)**

*** UTILITY ROOM 5'7" x 4'11" (1.71m x 1.5m)**

*** DINING ROOM 11'2" x 11'1" (3.41m x 3.37m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 13' x 10'8" (3.97m x 3.26m)**

*** EN SUITE SHOWER ROOM 7' x 5'2" (2.14m x 1.58m)**

*** BEDROOM TWO 11'10" x 9'6" (3.61m x 2.9m)**

*** BEDROOM THREE 11' x 7'8" (3.35m x 2.33m)**

*** BEDROOM FOUR 9'9" x 8'9" (2.98m x 2.67m)**

*** FAMILY BATHROOM 8' x 5'7" (2.43m x 1.69m)**

*** FRONT AND REAR GARDENS**

*** DRIVEWAY PARKING**

*** DETACHED DOUBLE GARAGE**

*** UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door with matching side screens gives access into the spacious entrance hallway which has useful storage cupboard with double opening doors, telephone point, stairs rising to first floor and access into the cloakroom which has frosted window to rear aspect, vanity unit with inset wash hand basin and mixer tap, low level flush WC and part tiled walls. The light and airy lounge has window to front aspect, TV point, central fireplace with inset gas fire with marble effect hearth, surround and mantel and double opening doors leading to the rear garden. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of three drawers, cupboard housing wall mounted boiler, space for Range cooker and integrated appliances to include fridge, freezer, dishwasher and extractor fan. Off the kitchen is the utility room which has double glazed frosted door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls and space and plumbing for washing machine and tumble dryer. To conclude the accommodation on the ground floor is the separate dining room which has window to front aspect.

The first floor landing has window to rear aspect, airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has windows to rear and side aspect and benefits from a range of fitted wardrobes with double opening doors. The en suite shower room has frosted window to side aspect, towel ladder radiator, fully tiled walls, feature circular sink with mixer tap with drawer beneath, low level flush WC and shower cubicle. Bedroom two has window to rear aspect with pleasant views over the rear garden and TV point. Bedrooms three and four both have windows to front aspect. The family bathroom has frosted window to front aspect, fully tiled walls and flooring, shaver point, p-shaped bath with mixer tap and shower over, wash hand basin with mixer tap and low level flush WC.

To the front is a small low maintenance garden and a driveway providing off road parking for a number of vehicles in turn leading to the detached double garage which has two single up and over doors, light and power. The secluded rear garden has two patios running adjacent providing seating with the remainder being laid to lawn, two further decked areas, tap, light and power, all of which are bound by mature shrub, timber fence and brick wall borders. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and then first right again into Pinesprings Drive. Cowslip Road is the first turning on the left hand side.

COUNCIL TAX: Band F BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

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REF: R1744