

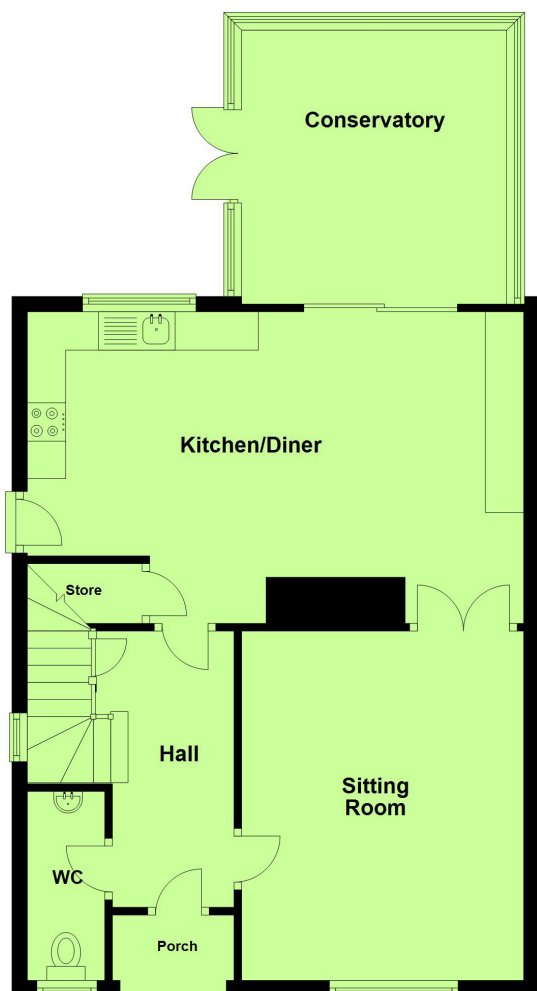
75 Greenhayes  
Broadstone BH18 8LZ

Price **£480,000** Freehold

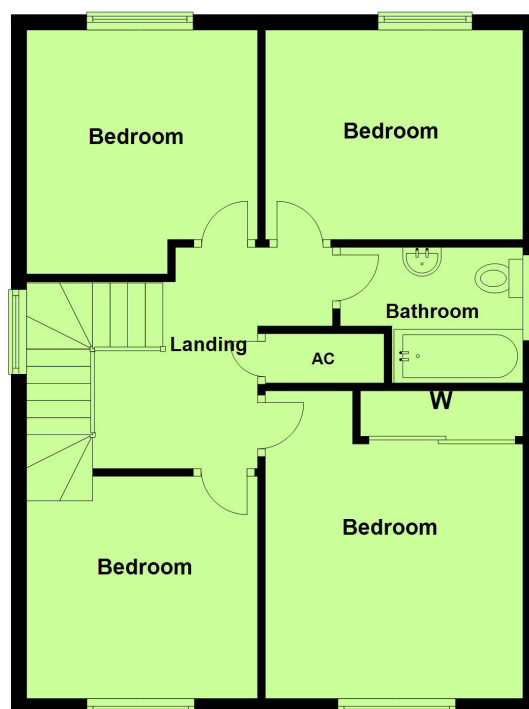


A WELL PRESENTED FOUR BEDROOM  
DETACHED FAMILY HOME BENEFITTING  
A CONSERVATORY AND OCCUPYING A  
LARGE CORNER PLOT IN A CUL-DE-SAC  
LOCATION.

Ground Floor



First Floor



Total area: approx. 125.6 sq. metres (1351.9 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**
- \* GROUND FLOOR CLOAKROOM 3'7" x 3'1" (1.13m x 0.94m)**
  - \* LOUNGE 16'4" x 11'7" (5m x 3.57m)**
- \* KITCHEN/BREAKFAST ROOM 21'9" x 12'7" (6.68m x 3.87m)**
  - \* CONSERVATORY 9'7" x 9'6" (2.96m x 2.93m)**
- \* STAIRS TO FIRST FLOOR LANDING VIA RETURN STAIRCASE**
  - \* BEDROOM ONE 13'1" x 11'4" (3.99m x 3.47m)**
  - \* BEDROOM TWO 11'4" x 8'9" (3.47m x 2.71m)**
  - \* BEDROOM THREE 10'1" x 8' (3.08m x 2.44m)**
  - \* BEDROOM FOUR 8'4" x 8' (2.56m x 2.44m)**
- \* FAMILY BATHROOM 7'3" (MAXIMUM) x 5'7" (2.23m x 1.74m)**
  - \* FRONT AND REAR GARDENS**
  - \* TWO SINGLE GARAGES**
  - \* DRIVEWAY PARKING**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**
  - \* DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Obscured glazed UPVC front door leads to the entrance hallway. There is a ground floor cloakroom with low level flush WC, wash hand basin with twin taps, tiled splashback and cupboard beneath. The lounge is to the front of the property with feature gas fire, double opening doors give access to the sizeable kitchen/breakfast room with a range of wall mounted and base storage cupboards and drawers, integrated oven, dishwasher and washing machine, single bowl single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler, feature island unit with cupboards beneath, part tiled walls, further built in storage cupboard, sliding glazed door to the conservatory with triple aspect windows in turn leading to the rear garden.

Stairs lead from the entrance hall via a return staircase to the first floor landing with large built in airing cupboard. Bedrooms one and four are to the front of the property with built in mirror fronted wardrobes. Bedrooms two and three are to the rear. The family bathroom has a white suite comprising low level flush WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath, p-shaped bath with mixer tap and fitted shower above, wall mounted heated towel rail and wall mounted mirrored medicine cabinet.

The front of the property is laid to lawn with shrub borders and a tarmac driveway providing off road parking in turn leading to one of the two single garages. The rear garden is sizeable being on a corner plot, laid to lawn with shrub and herbaceous borders and three decking areas. There is a timber gate to the rear leading to further off road parking and the second single garage.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the last turning on the left hand side into Fontmell Road. Then take the first turning right into Greenhayes.

**COUNCIL TAX:** Band E BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**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**

Please see our website for further details.

**REF: R1743**