

Rivington
20 Lower Golf Links Road
Broadstone BH18 8BH

Price **£995,000** Freehold



AN OLDER STYLE DETACHED FAMILY RESIDENCE SITUATED IN ONE OF BROADSTONE'S MOST SOUGHT AFTER LOCATIONS, OCCUPYING A SIZEABLE AND MATURE PLOT. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Ground Floor
Approx. 121.0 sq. metres (1302.7 sq. feet)



First Floor
Approx. 90.2 sq. metres (971.1 sq. feet)



Second Floor
Approx. 32.6 sq. metres (350.6 sq. feet)

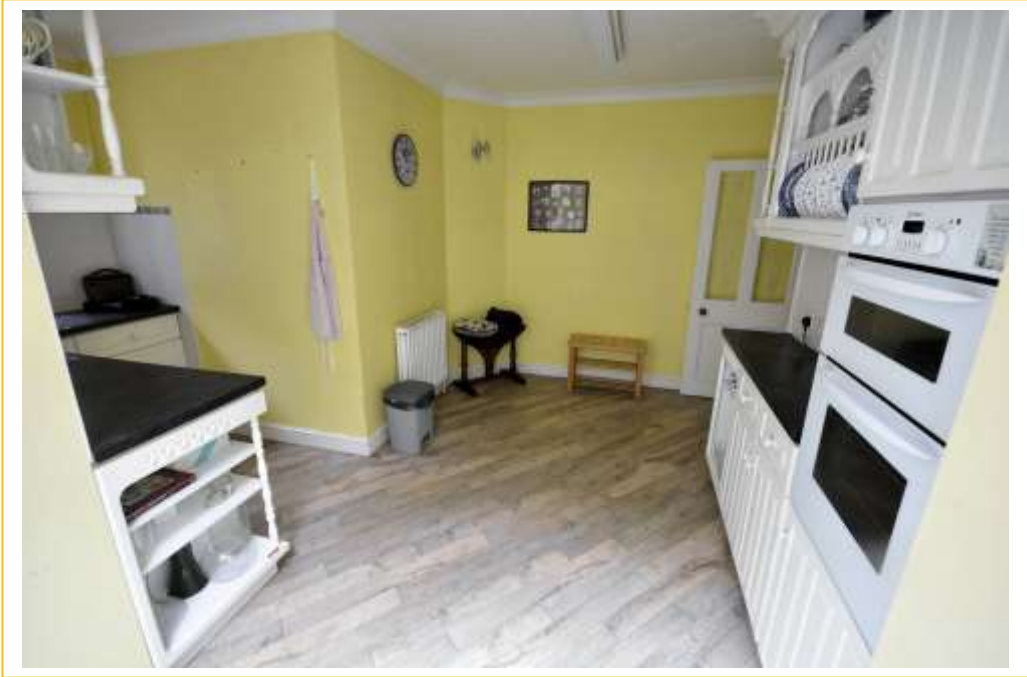


Total area: approx. 243.8 sq. metres (2624.3 sq. feet)

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/CONSERVATORY 14'1" x 10'6" (4.3m x 3.23m)**
 - * **HALLWAY 24'2" x 9'9" (7.38m x 3.02m)**
 - * **CLOAKROOM 6'3" x 4' (1.92m x 1.22m)**
 - * **SITTING ROOM 16'3" x 13'5" (4.97m x 4.11m)**
 - * **DINING ROOM 16'6" x 14'3" (5.06m x 4.36m)**
 - * **STUDY 12'6" x 11'4" (3.84m x 3.47m)**
- * **KITCHEN/DINING ROOM 18'6" (MAXIMUM) x 15'8" (MAXIMUM) (5.67m x 4.82m)**
 - * **UTILITY ROOM 12'5" x 6'2" (3.81m x 1.89m)**
- * **STAIRS RISING TO FIRST FLOOR LANDING 19'8" x 6'4" (6.04m x 1.95m)**
 - * **BEDROOM ONE 16' x 12'1" (4.88m x 3.69m)**
 - * **EN SUITE BATHROOM 9'2" x 7'9" (2.8m x 2.41m)**
 - * **BEDROOM TWO 16'6" x 14'3" (5.06m x 4.36m)**
 - * **BEDROOM THREE 15'9" x 11" (4.85m x 3.35m)**
 - * **FAMILY BATHROOM 12' x 10'8" (3.66m x 3.298m)**
 - * **STAIRS RISING TO SECOND FLOOR**
- * **BEDROOM FOUR 24'5" (MAXIMUM) x 21'8" (MAXIMUM) (7.47m x 6.65m)**
 - * **EN SUITE SHOWER ROOM 9' x 7'3" (2.74m x 2.23m)**
 - * **FRONT, SIDE AND REAR GARDENS**
 - * **DRIVEWAY PARKING**
 - * **DETACHED GARAGE**
 - * **PART DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, double opening doors gives access into the entrance/conservatory which has tiled flooring and a number of power points with the timber front door leading to the hallway which has herringbone parquet flooring, sizeable storage cupboard with double opening doors, stairs rising to the first floor and access into the cloakroom which has frosted window to side, low level flush WC, pedestal wash hand basin with mixer tap and tiled splashback. The sitting room has four windows to front aspect, further window to side, wooden flooring, picture rail and central fireplace with marble effect hearth surround and ornate wooden mantel. The dining room has feature bay window to front aspect, wooden flooring, picture and dado rail and central fireplace with tiled hearth, surround and wooden mantel. The study has double opening doors leading to a courtyard garden, wooden flooring and feature fireplace with tiled hearth and brick surround. The kitchen/dining room has windows to side and rear aspects, double glazed door leading to the garden, range of wall and floor mounted cupboards, roll top work surfaces, one and a quarter single sink with drainer and mixer tap, part tiled walls, space for dishwasher and integrated appliances to include oven, grill, four ring ceramic hob and extractor fan over. Off the kitchen is a utility room which has window and door to rear, range of wall and floor mounted cupboards, wooden work surfaces over, single sink with mixer tap and space for tumble dryer, washing machine and tall fridge/freezer.

The first floor landing has window to side aspect and stairs rising to the second floor. Bedroom one has two windows to front aspect, wooden flooring and a range of fitted wardrobes with double opening and sliding doors. The en suite bathroom has frosted window to side aspect, part tiled walls, towel ladder radiator, shower cubicle with shower, low level flush WC, pedestal wash hand basin with hot and cold taps and panel enclosed bath with mixer tap and shower over. Bedroom two has four windows to front aspect, wooden flooring and built in wardrobe with double opening doors. Bedroom three has two windows to side aspect, feature ornate central fireplace and vanity unit with inset wash hand basin with hot and cold tap and tiled splashback. The family bathroom has windows to rear and side aspects, storage cupboard housing the hot water tank, low level flush WC, bidet, pedestal wash hand basin with mixer tap, shower cubicle and bath with mixer tap.

On the second floor is bedroom four which has windows to front and side aspects, access to eaves storage, TV point and benefitting from an en suite shower room comprising shower cubicle with shower, wash hand basin with mixer tap, low level flush WC, towel ladder radiator, Velux window to side aspect and loft access via a hatch.

One of the main features of this property is the sizeable and mature plot the house occupies with the front being predominantly laid to lawn and paving, all of which are bound by mature shrub borders. There is driveway parking to the front in turn leading to the single detached garage. The tiered rear garden benefits from two patio areas and a number of sections laid to mature shrubs. Access along both sides of the property in turn lead to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Take the second turning on the left hand side into Lower Golf Links Road.

COUNCIL TAX: Band G 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

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REF: R1756