

**6 Kingcup Close, Broadstone,
BH18 9GS**

**£575,000
Freehold**



An opportunity to acquire a spacious detached family property within the sought-after cul-de-sac of Kingcup Close. This well presented residence has been well maintained by its sole owner since being built. This property boasts versatility in its layout, featuring an entrance porch leading to a spacious hallway that connects to a good sized lounge, a separate dining room with views over the garden, fully fitted kitchen, separate utility plus a study/snug, and downstairs WC. A staircase leading to the landing hall with doors leading to all bedrooms, with the master suite boasting a modern en-suite bathroom and a further modern family bathroom. The front blocked paved driveway provides space for several vehicles and a double garage. There is side access to the enclosed rear garden, where a paved patio leads to a generously sized lawn. Viewing is not just recommended; it's essential to fully appreciate the charm of this family home.

ENTRANCE PORCH Door leads to;

ENTRANCE HALL 10' 8" x 8' 10" (3.25m x 2.69m)
Solid oak door and double doors leading to all rooms.
Gas radiator.

CLOAKROOM Suite comprising low flush WC, wash hand basin with cupboard below, tiled splashbacks, chrome towel rail

LOUNGE 19' 5" x 11' 5" (5.92m x 3.48m) Dual aspect room with double glazed bay window to front elevation and double glazed French doors to the rear garden. 2 gas radiators. Double oak doors to the entrance hall.

DINING ROOM 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed bay window to rear elevation overlooking the secluded rear garden. Gas radiator. Double opening solid oak doors to the entrance hall.

KITCHEN 8' 10" x 12' 11" (2.69m x 3.94m) Large range of base and eye level units with some drawers and large pan drawers, roll top work surfaces over, five ring gas hob with extractor hood above, built in eye level electric double oven, space and plumbing for dishwasher, inset stainless steel one and a half bowl sink unit with mixer tap over. Dual aspect with double glazed windows to rear and side elevation. Door leads to Utility Room.

UTILITY ROOM 9' 1" x 4' 1" (2.77m x 1.24m) Range of units to base units with roll top work surface over and tiled splash back. Stainless steel sink unit and space and plumbing for washing machine and tumble dryer. Wall mounted gas fired central heating boiler. UPVC double glazed door to side elevation.

STUDY 9' 2" x 9' 1" (2.79m x 2.77m) Double glazed window to side elevation. Gas radiator.

FIRST FLOOR LANDING Feature arch UPVC double glazed window to front elevation. Airing cupboard housing storage. Doors to all four bedrooms and main family bathroom.

BEDROOM 1 12' 11" x 11' 5" (3.94m x 3.48m) UPVC double glazed window to rear elevation. Gas radiator. Built in double wardrobe. Door to:

EN-SUITE BATHROOM Modern white suite comprising panelled bath, low flush WC, wall hung wash hand basin and separate corner shower cubicle. Chrome towel radiator. Part tiled walls. UPVC double glazed window to front elevation.

BEDROOM 2 11' 7" x 9' 11" (3.53m x 3.02m) UPVC double glazed window to rear elevation. Built-in double wardrobe. Gas radiator.

BEDROOM 3 9' 10" x 8' 10" (3m x 2.69m) UPVC double glazed window to rear elevation. Gas radiator.



BEDROOM 4 9' 11" x 8' 5" (3.02m x 2.57m) UPVC double glazed window to front elevation. Built in double wardrobe. Gas radiator.

BATHROOM Modern white suite comprising panelled bath with mixer tap and separate hand held shower attachment, wall hung sink unit and low level flush WC. Part tiled walls, Chrome towel radiator. UPVC double glazed window to front elevation.

OUTSIDE - FRONT The front drive is block paved providing parking for two vehicles and leads to the **DOUBLE GARAGE**. Access via both sides of the property lead to the rear garden. There is mature stocked border to the front of the property.

OUTSIDE - REAR An attractive well established rear garden with many mature plants and shrubs. The rear patio is paved with a small wall to enclose and a couple of steps up to the main lawned garden area.

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. **Ref: 15286**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

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