

**3 Cotton Close, Broadstone,  
BH18 9AJ**

**£695,000  
Freehold**

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Situated in one of Broadstone's most desirable locations is this excellently presented, four bedroom, three reception detached family home. A particular feature of the house is the generous dining/reception hall which opens to the living accommodation and the second living room which enjoys an elevated outlook over the rear gardens and beyond. There is a well equipped modern kitchen and attractive sanitary ware to the cloakroom, family bathroom and en-suite shower room. A generous driveway providing parking for numerous vehicles leads to the integral garage fitted with an electronically operated roller door and the rear gardens which are of a good size have been very well maintained and enjoy a pleasant treed aspect. The property is located within walking distance of popular schooling for all age groups and also the bustling centre of Broadstone boasting numerous amenities including public houses and restaurants.



**GLAZED FRONT DOOR** Leads to:

**ENTRANCE PORCH** With ceramic tiled floor, controls for the security alarm system, bench seat and coat pegs, glazed internal door with adjoining glazed side screens leads to:

**DINING HALLWAY** 18' 8" x 10' 11" (5.69m x 3.33m) A particularly inviting feature of the house and having a coved smooth plastered ceiling, two radiators, continuation of the ceramic tiled flooring, light dimmer control switch, telephone connection point, wall mounted heating thermostat control, door leads to:

**INNER LOBBY** Hanging for coats, a personal door to the garage and

**GROUND FLOOR CLOAKROOM** White suite comprising of WC with concealed cistern, wash hand basin, radiator, tongue and groove style walling to dado rail height, continuation of the ceramic tiled flooring, window

**LOUNGE** 20' 8" x 11' (6.3m x 3.35m) Coved smooth plastered ceiling with window to front aspect and French doors leading to the rear living room, wall and ceiling light points, light dimmer control switch, two radiators, TV aerial connection, fireplace with concealed lighting and fitted with an electric fire

**KITCHEN** 12' 11" x 9' 8" (3.94m x 2.95m) A range of grey and white shaker style units comprising of a one and a half bowl Blanco sink unit with centre mixer tap and drainer, adjacent marble effect work top surfaces with a range of base storage cupboards below incorporating pull out bin drawers and also concealing space and plumbing for an automatic washing machine, above there are eye level wall mounted units. To the opposite side of the kitchen is a space for a range style oven above which is a feature canopy with extractor fan, with adjacent work top surfaces with drawers below and eye level wall mounted units above, built in larder style cupboard with pull out drawers and space suitable for an American style fridge/freezer, there is a coved ceiling with inset downlighting, radiator, continuation of the ceramic tiled flooring, partly tiled walls, window above the sink enjoying an outlook over the rear garden and UPVC double glazed door.

**GLAZED DOUBLE DOORS** Open from the dining hallway to:

**REAR LIVING ROOM** 22' 8" x 12' 5" max. (6.91m x 3.78m) Smooth plastered ceiling with two skylights and a range of inset pelmet lighting with a light dimmer control switch, radiator, wall mounted electric heater, ceramic tiled floors, windows to both sides and rear aspects with integrated blinds and UPVC French doors opening to the patio and rear garden

**A STAIRCASE WITH TWO HALF LANDINGS** Leads to:

**FIRST FLOOR GALLERIED LANDING** With window to front aspect, coved smooth plastered ceiling, radiator, loft hatch with ladder giving access to the roof space

**BEDROOM 1** 12' 11" x 9' 10" (3.94m x 3m) Coved smooth plastered ceiling, radiator, light dimmer control switch, shelved cupboard, window enjoying an attractive outlook over the rear gardens





**EN-SUITE SHOWER ROOM** A contemporary white suite comprising of fully tiled double shower cubicle with wall mounted shower controls and shower head, vanity wash hand basin with centre mixer tap, WC, heated towel rail, fully tiled walls, smooth plastered ceiling, window

**BEDROOM 2** 13' 2" x 9' 2" plus wardrobes (4.01m x 2.79m) Smooth plastered ceiling, radiator, window again enjoying an outlook to the rear aspect and a range of built in floor to ceiling wardrobe units

**BEDROOM 3** 9' 10" x 8' 10" plus wardrobes (3m x 2.69m) Coved smooth plastered ceiling, radiator, view again over the rear gardens, running across the full width of this room is a range of built in wardrobes

**BEDROOM 4** 17' x 6' 5" (5.18m x 1.96m) Smooth plastered ceiling, radiator, tongue and groove style walling to dado rail height, built in double wardrobe

**MAIN BATHROOM** Comprising of a panel enclosed corner bath with Victorian style centre mixer tap and hand held shower attachment, wash hand basin and WC, fully tiled walls, window, smooth plastered ceiling, radiator, built in airing cupboard housing the lagged hot water cylinder with immersion and slatted shelving above

**OUTSIDE - FRONT** To the front of the property there is a dwarf wall with established hedgerows opening onto a large brick edged tarmac driveway providing a turning space and off road parking for a number of vehicles, there are then borders stocked with a number of specimen shrubs and outside lighting. A gate gives side access to the rear garden. An INTEGRAL GARAGE with electronically operated roller door and a window to the side aspect, comprehensive lighting, space and plumbing available for an automatic washing machine and tumble dryer with Belfast sink to the side, wall mounted boiler serving the heating and domestic hot water supply, painted walls and floor, power points, gas and electricity meters and personal door to the property. A side pathway with lighting gives access to:

**OUTSIDE - REAR** There is a rear sun terrace with water tap and then a short flight of steps leads down to the first section of the garden which has been predominantly laid to lawn with well stocked flower and shrub borders and a timber built garden shed. A step then leads down to the rear of the garden where there is a further area of lawn, borders stocked with numerous plants and a number of specimen trees. The rear garden is fully enclosed predominantly by timber panelled fencing and a mature hedgerow to the rear boundary and there are leaf litter/compost bins to the rear corner of the garden. The garden enjoys a southerly aspect and an attractive aspect over treed gardens to the rear.

**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.

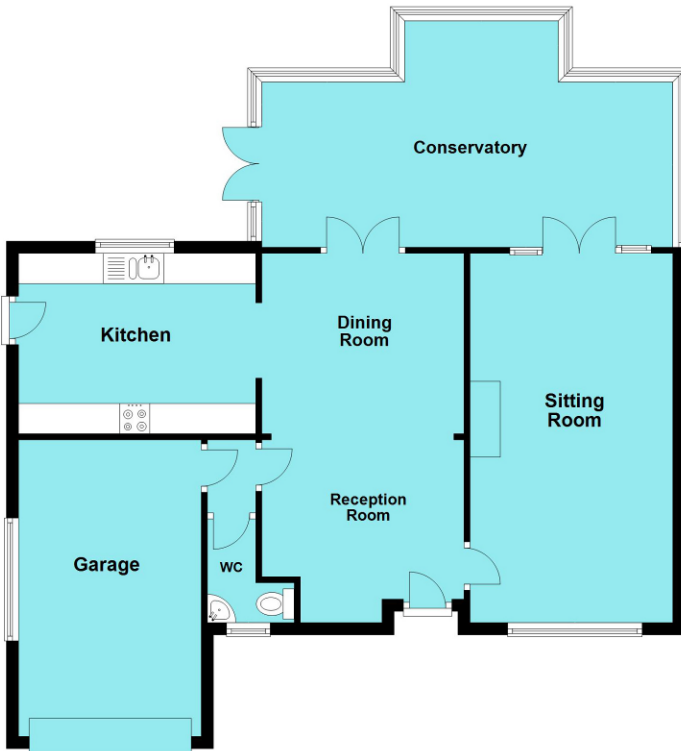
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

**Ground Floor**  
Approx. 92.7 sq. metres (998.3 sq. feet)



**First Floor**  
Approx. 66.0 sq. metres (710.4 sq. feet)



Total area: approx. 158.7 sq. metres (1708.7 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.

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