

10 Badbury Close
Broadstone BH18 8LR

Price **£585,000** Freehold

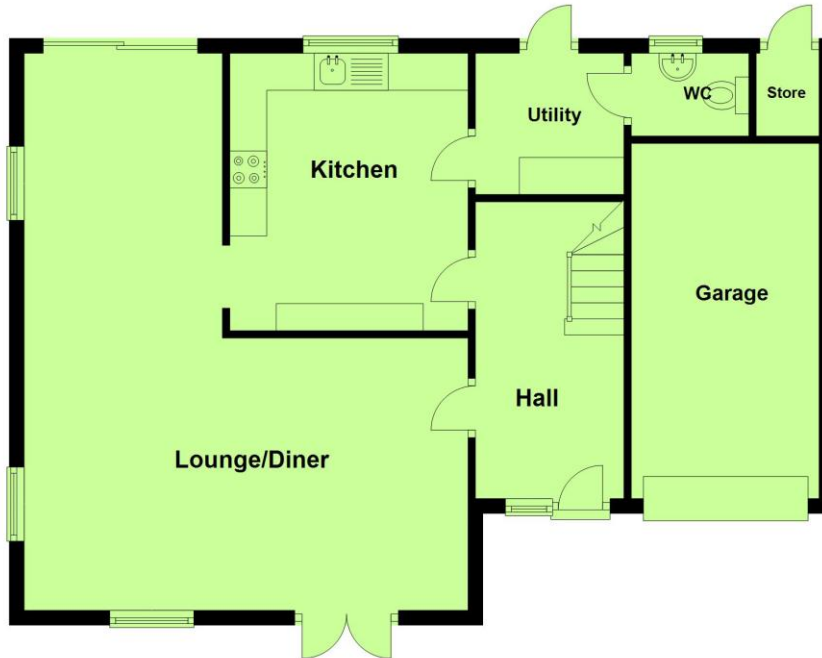


A FOUR BEDROOM, TWO BATHROOM
DETACHED FAMILY HOME, SITUATED
IN A POPULAR RESIDENTIAL LOCATION,
BENEFITTING FROM A SIZEABLE REAR
GARDEN.



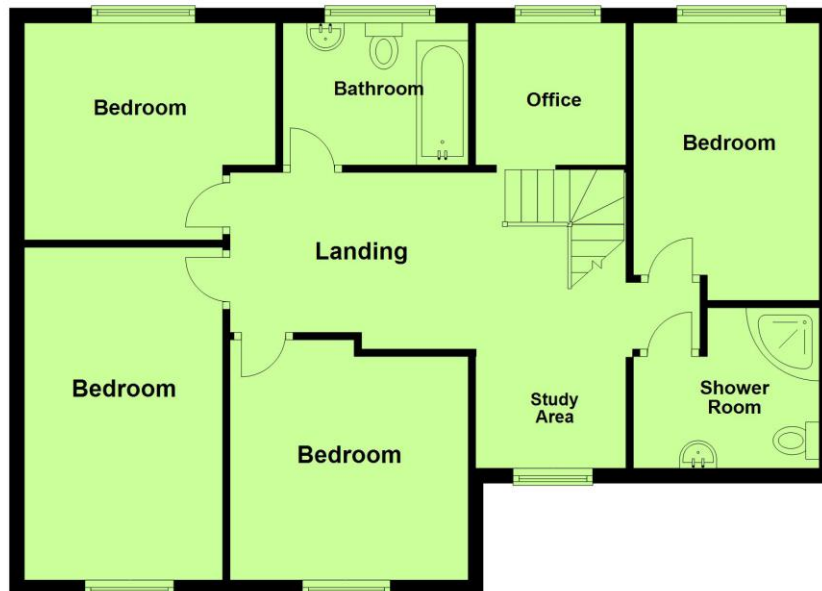
Ground Floor

Approx. 73.7 sq. metres (793.8 sq. feet)



First Floor

Approx. 73.6 sq. metres (791.7 sq. feet)



Total area: approx. 147.3 sq. metres (1585.5 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 HALL 10'2" x 5'9" (3.11m X 1.8m)**
- * **LOUNGE/DINING ROOM 24'6" (MAXIMUM) x 20' (MAXIMUM)
(7.5m x 6.1m)**
 - * **KITCHEN 12'3" x 10'8" (3.75m x 3.29m)**
 - * **UTILITY ROOM 5'7" x 5'4" (1.74m x 1.65m)**
- * **GROUND FLOOR CLOAKROOM 4'9 x 2'7" (1.49m x 0.82m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 12'7" x 10'7" (3.87m x 3.26m)**
- * **BEDROOM TWO 15'7" x 8'8" (4.79m x 2.68m)**
- * **BEDROOM THREE 10'8" x 8' (3.29m x 2.44m)**
- * **BEDROOM FOUR 10'9" (MAXIMUM) x 8'6" (3.32m x 2.62m)**
 - * **FAMILY BATHROOM 7'7" x 5'7" (2.35m x 1.74m)**
- * **SHOWER ROOM 8' x 5'4" (MAXIMUM) (2.44m x 1.65m)**
 - * **OFFICE 6'4" x 5'6" (1.95m x 1.71m)**
 - * **FRONT AND REAR GARDENS**
 - * **AMPLE OFF ROAD PARKING**
 - * **SINGLE GARAGE**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







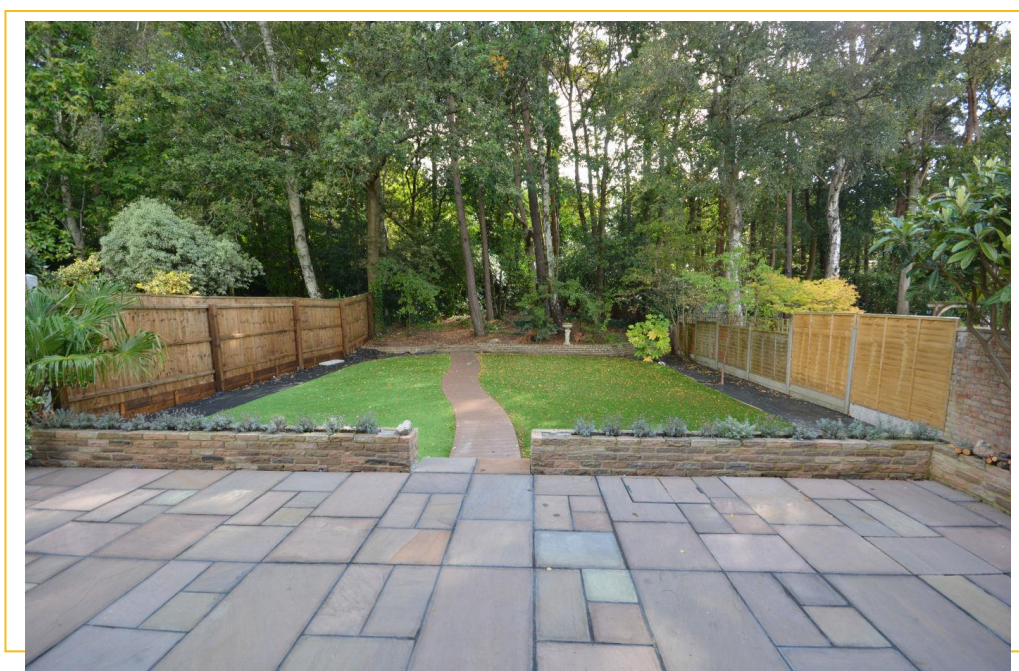
ABOUT THIS PROPERTY

Via the UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has stairs rising to the first floor and understairs storage cupboard. The spacious lounge/dining room has double opening doors giving access to the front, two windows to side aspect, TV point and double opening doors leading to the rear garden. The modern fitted kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, window to rear aspect with pleasant views over the rear garden, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area, nest of three drawers, space for fridge and integrated appliances to include oven, four ring ceramic hob with extractor fan over. Off the kitchen is the utility room which has double glazed door to rear, wall mounted 'Worcester' boiler, tiled flooring, space and plumbing for washing machine, wall mounted cupboards and access into the cloakroom which has frosted window to rear aspect, tiled flooring, wash hand basin with hot and cold tap and low level flush WC.

The first floor landing has loft access via a hatch, window to front aspect, study area and access into the office which has window to rear aspect. Bedroom one and bedroom two both have windows to front aspect and bedroom three and bedroom four both have windows to rear aspect with pleasant views over the rear garden with bedroom three benefitting from fitted wardrobes. The family bathroom has frosted window to rear aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower over. The shower room has frosted window to front aspect, fully tiled walls and flooring, pedestal wash hand basin with mixer tap, low level flush WC and corner shower cubicle with shower.

To the front of the property is a sizeable garden laid to lawn with mature shrub borders and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and access to the rear garden. One of the main features of this delightful family home is the large rear garden which has a patio running adjacent to the property providing seating with steps leading down to the remainder which is laid to artificial lawn both of which benefit from timber fence borders. To the rear of the garden is a mature wooded area with trees and bushes.

AGENTS NOTE: Some internal photographs taken before vendors occupation.





DIRECTIONS:

From Broadstone Centre proceed down Lower Blandford Road taking the fourth turning into Barn Road. At the T-junction turn left into Fontmell Road and follow the road round into Whitchurch Avenue. Badbury Close is the second 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

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: R1770