

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

**Price Guide:  
£600,000  
Freehold**

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An immaculately presented five bedroom, four reception room, detached family home situated in this ever popular location. A particularly attractive feature of the house is the good size reception hall leading to the large gallery first floor landing, there are fitted wardrobes to three of the bedrooms and the master bedroom enjoys a large en-suite bathroom with separate shower cubicle. The property has a security alarm system and also benefits from gas fired heating with radiators and UPVC double glazing. Both the front and rear gardens have been very well maintained, and the rear garden enjoys a good degree of privacy. Moments from the property is excellent dog walking over the nearby Upton Heath and the Trailway leads to the centre of Broadstone with numerous amenities including popular schooling for all age groups and the boys' and girls' grammar schools are just a short drive away.

**GEORGIAN STYLE DOUBLE GLAZED COMPOSITE FRONT DOOR** Leads to:

**BRICK BUILT PORCH** With quarry tiled step, smooth plastered ceiling, inset downlighting, window to side aspect, double glazed leaded light composite front door leads to:

**RECEPTION HALL** Coved ceiling, wall mounted heating thermostat control, radiator, wood effect Amtico flooring that runs through the whole of the ground floor accommodation

**CLOAKROOM** White suite comprising of WC, wash hand basin with centre mixer tap and cabinet below, tongue and groove style walling to dado rail height, radiator, coved ceiling and extractor fan

**GLAZED DOUBLE DOORS LEAD FROM THE RECEPTION HALL TO:**

**LOUNGE** 20' 1" x 11' 8" (6.12m x 3.56m) Coved ceiling, radiator, window to front aspect, aluminium framed double glazed patio doors to the rear garden, Adam style fireplace with living flame gas fire, TV aerial connection

**DINING ROOM** 11' 8" x 8' 10" (3.56m x 2.69m) Coved ceiling, radiator, window overlooking the rear garden, dado rail surround

**STUDY** 9' 10" x 6' 4" (3m x 1.93m) Coved ceiling, radiator, window to front aspect, telephone connection point

**KITCHEN/BREAKFAST ROOM** 15' 8" x 15' 4" max. (4.78m x 4.67m) An attractive range of Shaker style units comprising of one and a half bowl ceramic sink unit with Quooker hot water centre mixer tap, adjacent wood effect worksurfaces with a generous range of drawers and base storage cupboards below with integrated Bosch dishwasher, Neff five ring gas hob with extractor fan above with eye level wall mounted units with underlighting, to the side two Siemens double ovens one of which incorporates a microwave, with cupboards above and below and to the side an integrated fridge and freezer. To the opposite side of the kitchen is a further matching range of worktop surfaces with base storage cupboards and drawers below with an integrated Bosch washing machine, smooth plastered ceiling with inset downlighting. In the breakfast area ample space for dining table and chairs with radiator with decorative radiator cover, partly tiled walls and tongue and groove style panelling, window overlooking the rear garden, aluminium frame double glazed patio doors from the dining area to the rear garden and UPVC double glazed door and window to the side aspect, a door leads to:

**OFFICE/WORKSHOP** 15' 1" x 7' 5" (4.6m x 2.26m) Power and light available, window to front aspect, fitted with a worktop surface with a range of drawers and base storage cupboards below and wall mounted eye level units over and a personal door connects to the garage

**A STAIRCASE LEADS FROM RECEPTION HALL TO:**

**FIRST FLOOR GALLERIED LANDING** Of a generous size and having a coved ceiling, radiator, window to front aspect, airing cupboard housing the insulated hot water cylinder with fitted immersion and slatted shelving over, very useful large storage cupboard with light



**BEDROOM 1** 13' 7" x 11' 7" (4.14m x 3.53m) Coved ceiling, radiator, window overlooking the rear aspect, TV aerial connection point, telephone connection point, two built in double wardrobe units

**EN-SUITE BATHROOM** 13' x 7' 10" (3.96m x 2.39m) White suite comprising of panel enclosed corner bath, WC, inset his and hers wash hand basins with cupboards below, tongue and groove style panelling with shelving over, radiator, window to front aspect, fully tiled shower cubicle with Aqualisa shower controls

**BEDROOM 2** 11' 8" x 8' 10" inc. wardrobes (3.56m x 2.69m) Coved ceiling with inset downlighting, radiator, window to rear aspect, wood effect laminate flooring, built in double wardrobe

**BEDROOM 3** 11' 8" x 8' 8" (3.56m x 2.64m) Coved ceiling with inset downlighting, dado rail surround, wood effect laminate flooring, window to front aspect, built in wardrobe

**BEDROOM 4** 9' x 8' 1" (2.74m x 2.46m) Coved ceiling, window to rear aspect, radiator, wood effect laminate flooring

**BEDROOM 5** 8' x 7' 7" (2.44m x 2.31m) Coved ceiling with inset downlighting, radiator, wood effect laminate flooring, window to rear aspect

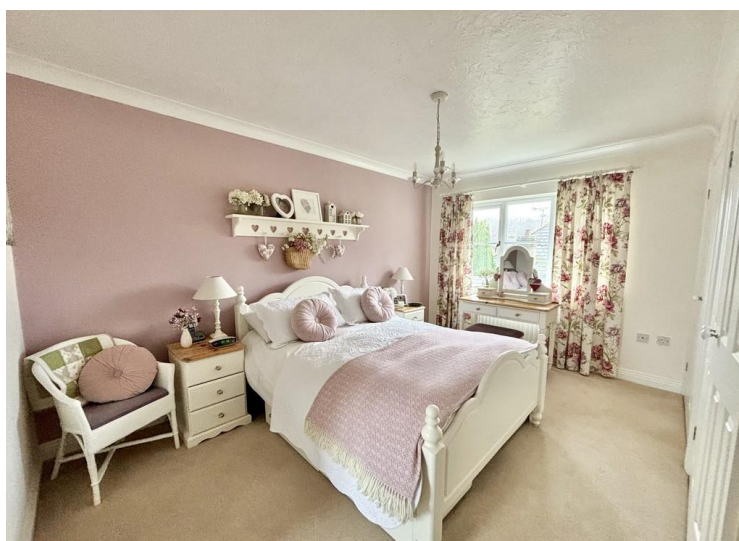
**BATHROOM** White suite comprising of panel enclosed bath with centre mixer tap and hand held shower attachment, wash hand basin with tiled vanity shelf over, WC, shower cubicle with Mira shower controls, radiator, window to front aspect, coved ceiling, extractor fan

**OUTSIDE - FRONT** To the front of the property a brick paved driveway provides off road parking for three vehicles and leads to the INTEGRAL GARAGE fitted with an up and over door, power and light and houses the wall mounted Worcester boiler serving the heating and domestic hot water supply. The front garden has then been very neatly laid to lawn with borders stocked with a number of specimen conifers and shrubs. To the left hand side of the driveway is an area of gravel suitable for the wheelie bins and then a paved pathway leads to a side gate. To the left hand side of the house there is a pathway to the rear garden with outside lighting, two water taps.

**OUTSIDE - REAR** Running across the width of the property is a brick edged paved patio area, this then leads to a neatly shaped area of lawn again with borders stocked with numerous plants and mature shrubs. There is a brick edged circular paved patio and timber built greenhouse. The rear garden is fully enclosed by either timber panelled fencing or walling and enjoys a large degree of privacy.

**COUNCIL TAX BAND 'G'** 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: 15490**





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



**Ground Floor**

Approx. 99.4 sq. metres (1069.7 sq. feet)



**First Floor**

Approx. 86.4 sq. metres (930.3 sq. feet)



Total area: approx. 185.8 sq. metres (2000.0 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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