

40 Cowslip Road
Broadstone BH18 9QZ

Price **£549,000** Freehold



A MODERN AND VERY WELL PRESENTED
FOUR BEDROOM, TWO RECEPTION ROOM,
TWO BATHROOM DETACHED FAMILY HOME
SET IN THIS FAVOURED DEVELOPMENT IN
BROADSTONE.



Ground Floor



First Floor



Total area: approx. 116.8 sq. metres (1257.6 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 HALLWAY**

* **GROUND FLOOR CLOAKROOM 5'8" x 2'8" (1.76m x 0.85m)**

* **SITTING ROOM 15'7" x 11'9" (4.78m x 3.62m)**

* **DINING ROOM 10'5" x 9'2" (3.2m x 2.8m)**

* **KITCHEN 19'5" x 8'8" (5.94m x 2.68m)**

* **STAIRS RISING TO FIRST FLOOR**

* **BEDROOM ONE 12'2" x 10'2" (3.71m x 3.1m)**

* **EN SUITE SHOWER ROOM 9'3" (MAXIMUM) x 5'1" (MAXIMUM)
(2.83m x 1.55m)**

* **BEDROOM TWO 12'2" TO WARDROBE FRONTS x 8'9" (3.71m x 2.71m)**

* **BEDROOM THREE 9'7" x 8'5" (MAXIMUM) (2.95m x 2.59m)**

* **BEDROOM FOUR 11'2" x 9'8" (MAXIMUM) (3.41m x 2.98m)**

* **FAMILY BATHROOM 6'9" x 5'5" (2.1m x 1.67m)**

* **SINGLE GARAGE**

* **OFF ROAD PARKING**

* **REAR GARDEN**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Front door leads to the spacious entrance hallway with feature Amtico flooring, understairs storage cupboard and feature spotlighting. The lounge features fitted storage units, window and double opening doors to the rear garden. The spacious dining room is to the front of the property. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, five ring burner gas hob with extractor fan above, integrated double AEG oven, integrated dishwasher and wine fridge, space for large fridge/freezer, 'Butler' style sink with mixer tap, space and plumbing for washing machine and tumble dryer, further sink with cupboard beneath, double glazed door to the side aspect, Amtico flooring, feature spotlighting and vertical radiator.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space. Bedroom one is to the rear of the property with built in wardrobes, modern fitted en suite shower room comprising fully tiled shower cubicle and dual action showers, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror and wall mounted heated towel rail. Bedroom two also features built in wardrobes. Bedrooms three and four are to the front of the property. The modern fitted bathroom comprises bath with mixer tap, overhead dual action showers and shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror and wall mounted heated towel rail.

The front of the property provides off road parking and a shared driveway with the neighbouring property. The driveway ultimately leads to the single garage. The rear garden is predominantly laid to lawn with patio area and personal door to the garage. There is access to the side of the property.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout turn right again into Pinesprings Drive. Cowslip Road is the first turning on the left hand side.

COUNCIL TAX: Band E BCP Council (Poole)

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: R1845