

127 Twin Oaks Close  
Broadstone BH18 8JE

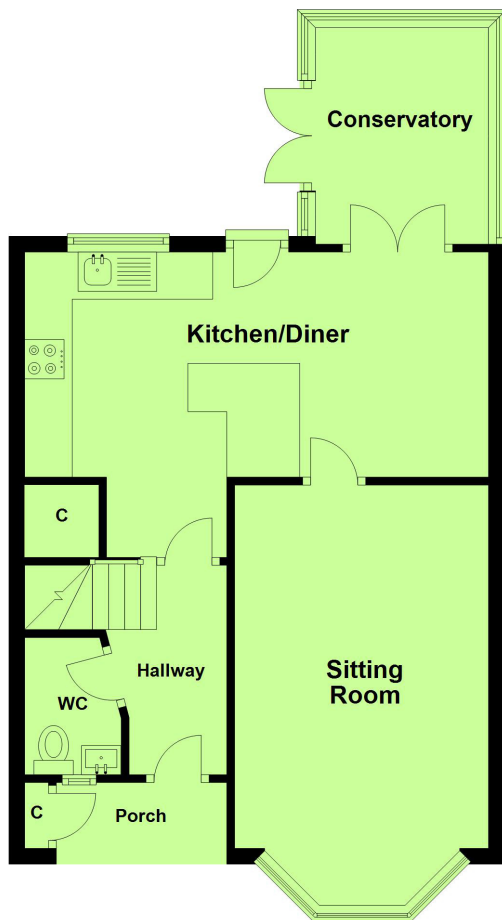
Price **£545,000** Freehold



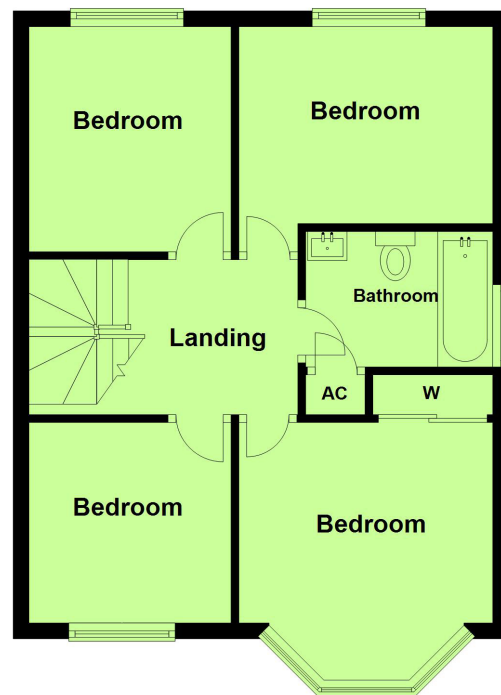
A SUPERB OPPORTUNITY TO PURCHASE AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SET IN THIS POPULAR AND QUIET RESIDENTIAL LOCATION, CLOSE TO POCKET PARK AND A 15 MINUTE WALK TO BROADSTONE'S SHOPS AND AMENITIES. THE PROPERTY IS ALSO SITUATED IN THE GRAMMAR SCHOOLS CATCHMENT AREA.



**Ground Floor**



**First Floor**



Total area: approx. 96.4 sq. metres (1037.8 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**

**\* DOWNSTAIRS CLOAKROOM 5' 7" X 4' (1.73m x 1.21m)**

**\* LOUNGE 18' INTO BAY X 10' 5" (5.48m x 3.2m)**

**\* KITCHEN/DINER 19' 3" X 9' 3" EXTENDING TO 12' 8" (MAXIMUM)  
(5.88m x 2.83m to 3.9m)**

**\* CONSERVATORY 9' 6" X 7' 9" (2.92m x 2.4m)**

**\* BEDROOM ONE 11' 3" TO WARDROBE FRONTS X 11' (3.44m x 3.35m)**

**\* BEDROOM TWO 11' X 8' 3" (3.35m x 2.52m)**

**\* BEDROOM THREE 9' 6" X 8' 1" (2.92m x 2.46m)**

**\* BEDROOM FOUR 8' 7" X 8' (2.65m x 2.43m)**

**\* FAMILY BATHROOM 8' 3" X 5' 6" (2.52m x 1.7m)**

**\* FRONT AND REAR GARDENS**

**\* SINGLE GARAGE**

**\* DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**

**\* DOUBLE GLAZED WINDOWS**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway which has access to the downstairs cloakroom comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and two wall mounted mirrored medicine cabinets. The lounge is to the front of the property with feature gas fire, surround and hearth and feature bay window. The kitchen/diner has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, space for cooker with extractor fan above, integrated fridge/freezer and washing machine, further built in understairs storage cupboard benefiting plumbing for dishwasher, double opening doors from the dining area lead to the conservatory which has a triple aspect overlooking the delightful rear garden. There is Karndean flooring throughout the ground floor with the exception to the cloakroom.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. Bedrooms one and four are to the front of the property with bedroom one having built in wardrobes. Bedrooms two and three are to the rear of the property. The family bathroom has a white suite comprising panel enclosed bath and overhead shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet, wall mounted heated towel rail and built in cupboard with slatted shelving.

Outside, the front of the property is mainly laid to lawn and a tarmac driveway provides off road parking in turn leading to the single garage. The well tended and landscaped secluded rear garden is mainly laid to lawn with shrub and herbaceous borders, raised decking area, personal door to the garage and side gate.





**DIRECTIONS:**

From The Broadway proceed down York Road taking the fifth turning on the left hand side into Lytham Road which will lead into Twin Oaks Close.

**COUNCIL TAX:** Band E. BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** C.

**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: R1834**