

70 Fontmell Road
Broadstone BH18 8NP

Price **£725,000** Freehold



AN IMPECCABLY PRESENTED AND EXTENDED
FOUR BEDROOM DETACHED FAMILY HOME
SITUATED ON FONTMELL ROAD WITHIN
CLOSE PROXIMITY TO BROADSTONE'S
SHOPPING AMENITIES.



*** ENTRANCE HALLWAY**

*** CLOAKROOM 4'9" x 2'8" (1.49m x 0.85m)**

*** LOUNGE/DINING ROOM 24'9" x 15'9" (MAXIMUM) (7.59m x 4.85m)**

*** KITCHEN/FAMILY ROOM 18'5" x 16'4" (5.64m x 4.99m)**

*** UTILITY ROOM 8'8" x 5'7" (2.68m x 1.74m)**

*** GROUND FLOOR BEDROOM FOUR 12'4" x 7'9" (3.78m x 2.41m)**

*** STAIRS FROM THE ENTRANCE HALLWAY TO THE FIRST FLOOR LANDING**

*** BEDROOM ONE 12'9" (MAXIMUM) x 15'8" TO WARDROBE FRONTS
(3.93m x 4.82m)**

*** EN SUITE SHOWER ROOM 7'6" x 3'6" (2.32m x 1.09m)**

*** BEDROOM TWO 15'9" x 8'6" (4.85m x 2.62m)**

*** BEDROOM THREE 10'3" x 9'5" (3.14m x 2.9m)**

*** FAMILY BATHROOM 8'8" x 6' (2.68m x 1.83m)**

*** FRONT AND REAR GARDENS**

*** GARAGE 21' x 8'9" (CURRENTLY CONVERTED TO A PLAYROOM)
(6.4m x 2.71m)**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Front door leads to the bright and airy entrance hallway with understairs storage cupboard and further built in cupboard. The cloakroom comprises low level flush WC, wall mounted wash hand basin with mixer tap and frosted window to the side aspect. The spacious lounge/dining room has window to the front aspect and double opening doors to the rear garden. The kitchen/family room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with dual taps, five ring burner gas hob with extractor fan above, integrated oven, microwave, dishwasher and fridge/freezer, double opening doors and window to the rear garden and further window to the side aspect. The utility room has wall mounted and base storage cupboards, space and plumbing for washing machine and tumble dryer, one and a half bowl single drainer stainless steel sink unit with mixer tap, wall mounted 'Worcester' gas fired central heating boiler and window to the rear. There is a ground floor bedroom to the front of the property.

Stairs lead from the entrance hallway to the first floor landing. Bedroom one has windows to front and rear aspects, built in wardrobes and drawers. The en suite shower room has a fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low level flush WC, wall mounted heated towel rail, extractor fan and frosted window to the rear. Bedroom two has 'Velux' windows and undereaves storage. (Agents Note: There are sloped ceilings to bedrooms one and two). Bedroom three is to the rear of the property. The family bathroom comprises a p-shaped bath with shower and shower screen, low level flush WC, pedestal wash hand basin with mixer tap, wall mounted mirrored medicine cabinet, wall mounted heated towel rail and frosted window to the rear.

The front garden is predominantly laid to lawn with tarmac driveway providing off road parking. There is a garage which has been converted to a playroom. The rear garden is also predominantly laid to lawn and paved patio area. There is side access to the playroom. Timber shed.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the left hand side into Fontmell Road.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R1913