

63 Twin Oaks Close  
Broadstone BH18 8JE

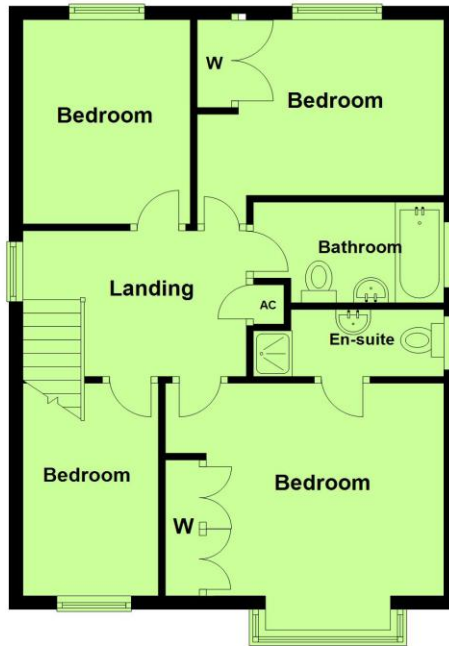
Price **£520,000** Freehold



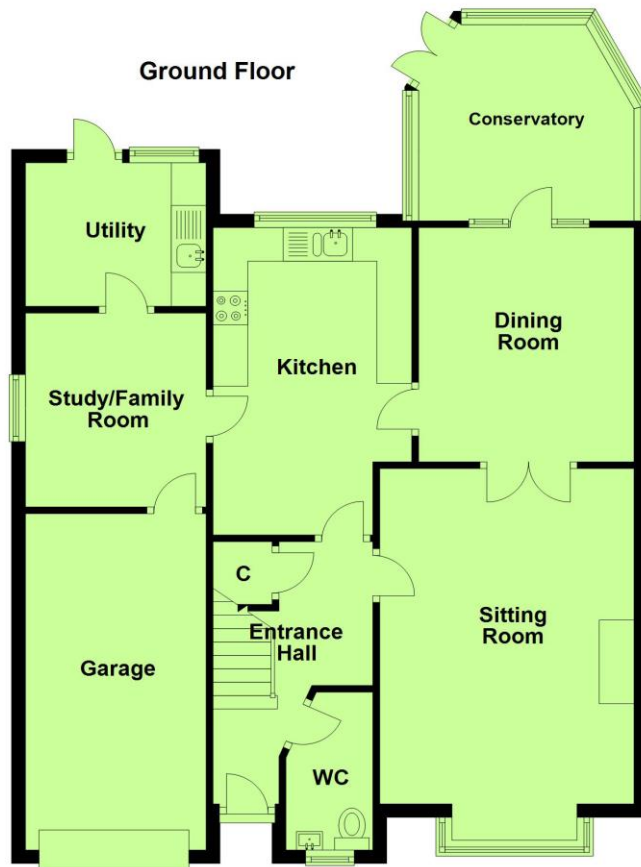
A VERY WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BENEFITTING A CONSERVATORY AND SET IN A QUIET RESIDENTIAL LOCATION WITHIN EASY REACH OF BROADSTONE'S SHOPS AND AMENITIES.



First Floor



Ground Floor



Total area: approx. 142.1 sq. metres (1529.0 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.

**\* ENTRANCE HALLWAY**

**\* DOWNSTAIRS CLOAKROOM 6' 9" X 3' 3" (2.1m x 1m)**

**\* KITCHEN/BREAKFAST ROOM 15' 2" X 9' 9" (4.63m x 3.01m)**

**\* UTILITY ROOM 7' 3" X 7' 8" (2.22m x 2.37m)**

**\* SITTING ROOM 16' 4" X 11' 8" (4.99m x 3.59m)**

**\* DINING ROOM 12' X 9' 6" (3.65m x 2.92m)**

**\* CONSERVATORY 9' 8" X 9' 3" MAXIMUM (2.98m x 2.83m)**

**\* STUDY 9' 8" X 7' 9" (2.98m x 2.4m)**

**\* BEDROOM ONE 13' 1" X 13' (3.99m x 3.96m)**

**\* EN SUITE SHOWER ROOM 10' 3" X 3' 2" (3.13m x 0.97m)**

**\* BEDROOM TWO 13' X 8' 5" (3.96m x 2.59m)**

**\* BEDROOM THREE 10' 5" X 6' 9" (3.2m x 2.1m)**

**\* BEDROOM FOUR 9' 7" X 6' 9" (2.95m x 2.1m)**

**\* FAMILY BATHROOM 10' 3" X 5' 5" (3.13m x 1.67m)**

**\* FRONT AND REAR GARDENS**

**\* INTEGRATED SINGLE GARAGE**

**\* DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway which has understairs storage cupboard and access into the downstairs cloakroom with low level flush WC and wall mounted wash hand basin with twin taps. The kitchen/breakfast room comprises a range of wall mounted and base storage cupboards and drawers, one and half bowl single drainer sink unit with mixer tap, roll top work surfaces, space and plumbing for dishwasher, four ring burner gas hob with extractor fan above, integrated double oven, part tiled walls and space for upright fridge/freezer. A door leads from the kitchen to the study which has window to side aspect and integral door to the garage. From the study, a door leads to the utility room which comprises wall mounted and base storage cupboards, sink and space and plumbing for washing machine, wall mounted gas fired boiler and door to the rear garden. The sitting room is to the front of the property with feature fireplace. There is a dining room adjacent with double glazed door to the conservatory which has triple aspect windows overlooking the rear garden.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and built in airing cupboard housing the hot water tank and slatted shelving. Bedroom one is to the front of the property with built in wardrobes and an en suite shower room comprising fully tiled shower cubicle, pedestal wash hand basin with twin taps and tiled splashback, low level flush WC and wall mounted mirrored medicine cabinet. Bedroom two is to the rear of the property also benefitting from built in wardrobe. Further bedrooms three and four. The family bathroom comprises panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with twin taps, low level flush WC and fitted mirror.

Outside, the front of the property is mainly laid to lawn with shrub border. A tarmac driveway provides off road parking in turn leading to the single garage. The rear garden is predominantly laid to lawn and patio area with shrub and herbaceous borders. Outside tap.





**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:** 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: R1919**