

45 Sundew Road
Broadstone BH18 9NX

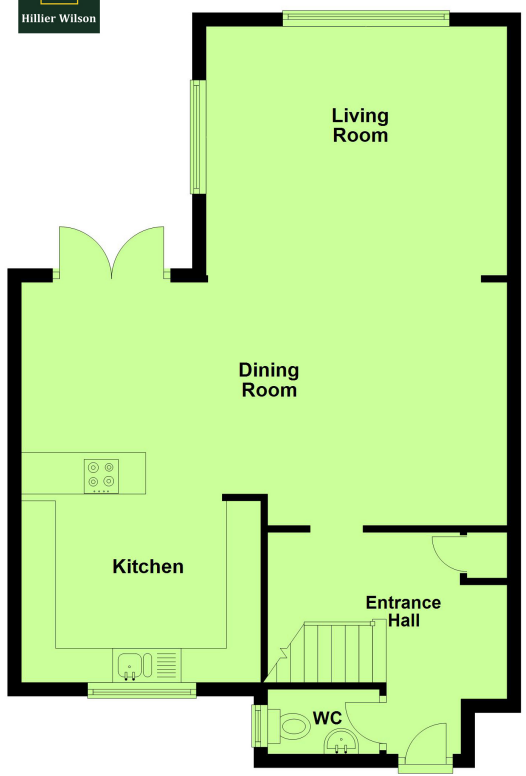
Price **£525,000** Freehold



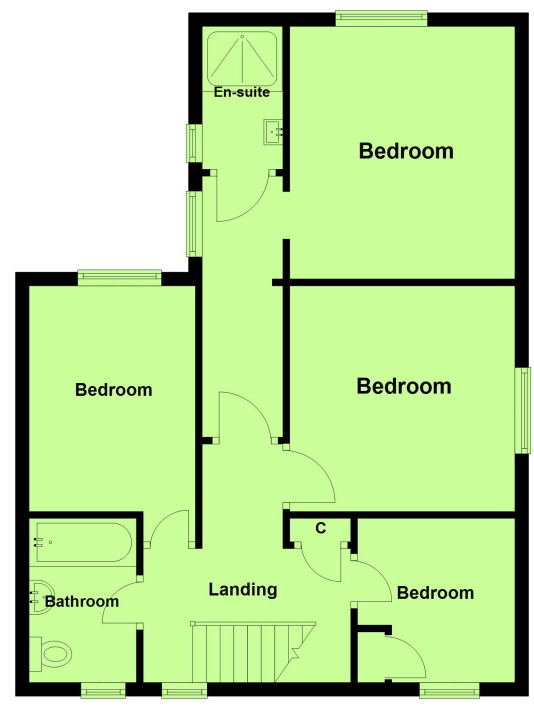
A SYMPATHETICALLY EXTENDED AND EXTREMELY WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BOASTING A SIZEABLE KITCHEN/FAMILY ROOM, SET IN A QUIET CUL-DE-SAC LOCATION.



Ground Floor



First Floor



Total area: approx. 122.4 sq. metres (1318.0 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**

*** GROUND FLOOR CLOAKROOM 5'1" x 3'1" (1.55m x 0.94m)**

*** SPACIOUS OPEN PLAN KITCHEN/FAMILY ROOM
24'1" (MAXIMUM) x 23'9" (MAXIMUM) (7.34m x 7.28m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 10'9" x 10'9" (3.32m x 3.32m)**

*** EN SUITE SHOWER ROOM 7'4" x 2'9" (2.25m x 0.88m)**

*** BEDROOM TWO 11' x 10' (3.35m x 3.04m)**

*** BEDROOM THREE 10'2" x 8'8" (3.1m x 2.68m)**

*** BEDROOM FOUR 8' x 7'9" (2.43m x 2.4m)**

*** FAMILY BATHROOM 7'5" x 5'5" (2.28m x 1.67m)**

*** SINGLE GARAGE**

*** OFF ROAD PARKING**

*** REAR GARDEN**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with built in storage cupboard. The ground floor cloakroom comprises low level flush WC and wall mounted wash hand basin with mixer tap and tiled splashback. The spacious open plan kitchen/family room is to the rear of the property with wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, double integrated oven with five ring burner gas hob and extractor fan above, integrated dishwasher and fridge/freezer, breakfast bar, window and double opening doors to the rear garden.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in cupboard. Bedroom one is to the rear of the property with far reaching glimpses of The Purbecks. The en suite shower room has a fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail and shaver point. Further bedrooms two, three and four with bedroom four having built in airing cupboard. The modern fitted family bathroom has a low level flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, shower screen, wall mounted mirrored medicine cabinet, fully tiled walls and wall mounted heated towel rail.

To the front of the property, there is a single garage with driveway providing off road parking. The rear garden is laid to lawn and decking areas. There is a personal door to the garage.





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 take the second exit into Pinesprings Drive. Sundew Road is the second turning on the left hand side.

COUNCIL TAX: Band E 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: R1940