

**6 Widworthy Drive,
Broadstone, BH18 9BD**

**Guide Price
£500,000-£525,000**



A well presented large three double bedroom detached family home situated in a very popular location and benefiting from gas fired heating and double glazing. The house is situated within easy reach of local schools and Broadstone Golf Course. The centre of Broadstone is within walking distance or a short drive. This individual home has many attractive features including a generous reception hall, large landing area, good size kitchen/breakfast room and an attached double garage. The gardens are a generous size and have been well maintained by the present owners, with the rear garden being arranged for ease of maintenance. Potential for extending subject to usual planning permissions. An internal viewing is highly recommended to fully appreciate this home.

ENTRANCE VIA: A large pillared entrance porch with outside light point leads to a hardwood front door with adjoining glazed side screen and gives access into the:

RECEPTION HALL 14' 0" x 6' 4" (4.27m x 1.93m) widening to 10' 0" (3.05m) Coved ceiling, two wall light points, under the carpet there is parquet flooring, wall mounted heating thermostat control, radiator, telephone connection point, understairs storage cupboard. Doors off to:

GROUND FLOOR CLOAKROOM Suite comprising of a low flush w.c, inset wash hand basin with cupboard below, shelving and two small cupboards above, fully tiled walls, ceramic tiled floor, radiator, window to the front aspect (secondary double glazed).

LOUNGE 18' 7" x 12' 1" (5.66m x 3.68m) Coved ceiling, windows to the front, under the carpet there is parquet flooring, side and rear aspects, two radiators, T.V aerial connection point, Purbeck stone fireplace with raised hearth, hardwood display mantle over and fitted with a living flame gas fire. An archway gives access into the:

DINING ROOM 9' 11" x 8' 8" (3.02m x 2.64m) Coved ceiling, light dimmer control switch, under the carpet there is parquet flooring, two radiators, double glazed French door with adjoining windows lead to the patio and rear garden.

KITCHEN / BREAKFAST ROOM 12' x 10' 4" (3.66m x 3.15m) Range of units comprising of a one and a half bowl sink unit with centre mixer tap, adjacent hot water tap and an adjacent drainer and matching Wharf Simple work top surfaces with a generous range of drawers and base storage cupboards below, including saucepan drawers. There is an integrated dishwasher, space suitable for a microwave, space suitable for a refrigerator and there is an integrated electric oven with a four ring gas hob above and extractor canopy over, range of eye level wall mounted units with under lighting, coved ceiling, part tiled walls, ceramic tiled floor, space suitable for a breakfast table and chairs, radiator, window overlooking the rear garden. UPVC double glazed door gives access into the:

SIDE PORCH 10' x 6' 2" (3.05m x 1.88m) Ceramic tiled floor, power and light available, windows to the side and rear aspects, door gives access to outside and a connecting door leads to the garages.

A hardwood staircase with HALF LANDING, leads to the:

SPACIOUS FIRST FLOOR GALLERIED LANDING Coved ceiling, radiator, telephone connection point, UPVC double glazed window to the front aspect, built-in double doored airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving to the side and a box cupboard above. Loft hatch with sliding ladder gives access to the roof space, which has been partly boarded and has a light point available. Doors off to:

BEDROOM ONE 18' 8" x 12' 1" (5.69m x 3.68m) narrowing to 8' 0" x 0' 0" (2.44m) Coved ceiling and windows to both the front and rear aspects, two radiators, double door and single door wardrobe units with matching box cupboards above and further double wardrobes with box cupboards over, central dressing table unit with a nest of drawers below. Door to:

EN-SUITE SHOWER ROOM Suite comprising of a tiled shower cubicle, wall mounted wash hand basin with electric light incorporating shaver point, low flush w.c, fully tiled walls, coved ceiling, radiator, extractor fan.



BEDROOM TWO 12' x 10' 5" (3.66m x 3.18m) Coved ceiling, window to the rear aspect, radiator, built-in double doored wardrobe with box cupboard over.

BEDROOM THREE 12' x 10' 5" (3.66m x 3.18m) Coved ceiling, window to the side aspect and UPVC double glazed window to the front aspect, radiator, eaves storage space, built-in double doored wardrobe with box cupboard over.

FAMILY BATHROOM Suite comprising of a panel enclosed bath with centre mixer tap, low flush w.c with concealed cistern, wall mounted wash hand basin, fully tiled shower cubicle, coved ceiling, extractor fan, fully tiled walls, ceramic tiled floor, wall mounted fluorescent strip light with shaver point, window to the rear aspect.

OUTSIDE

FRONT GARDEN The front garden has been predominantly laid to lawn with a central border and further stocked shrub borders. A double concrete driveway provides off road parking and leads to the:

DOUBLE GARAGE The garages both have twin doors. To one of the garage's is a UTILITY AREA comprising of a single bowl sink drainer sink unit with cupboard below and adjacent space and plumbing available for an automatic washing machine and to the side a water softener. Also housed here is the boiler serving the heating and domestic hot water supply. Both sides of the garages have power and light available and there is a personal door that leads to the side porch and in turn into the kitchen.

A pathway to the left hand side of the garages leads via a garden gate to the:

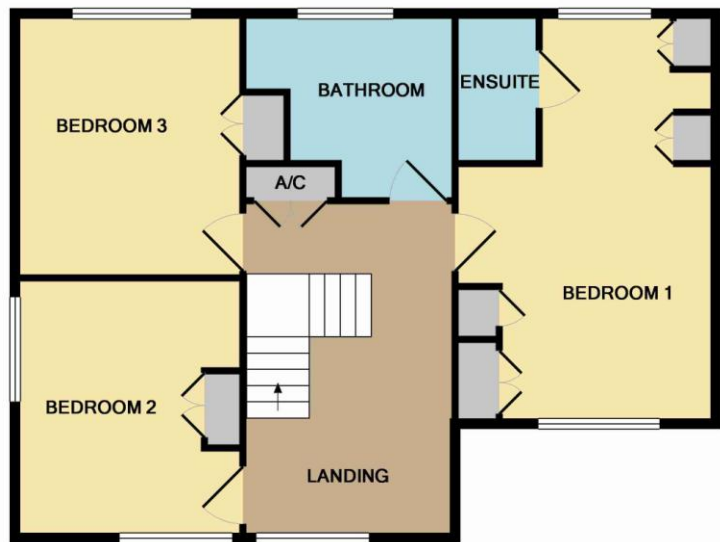
REAR GARDEN Running across the full width of the house is an extensive paved patio area with ornamental fish pond. The garden then extends to a more natural area where there are mature trees and a number of established shrubs. A brick paved pathway leads to a paved patio with pergola and further on to a substantial timber built garden shed. The garden is fully enclosed by fencing and concrete fencing to the rear boundary. There is an outside water tap and outside security lighting.

COUNCIL TAX BAND 'F' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

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.

Ref: 11196





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		81
(55-68)		
D		
(39-54)	51	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR