

**25 Kirkway, Broadstone, Dorset.
BH18 8ED**

**£449,950
Freehold**



A rare opportunity to acquire a five bedroom period home situated in the heart of Broadstone, which has been lovingly modernised to offer many of the benefits of a modern home blended with the character features of a property constructed circa 1900. The house benefits from gas fired heating and UPVC double glazing, a particular feature of the property is a generous kitchen/breakfast room with French doors opening onto the rear garden also to the ground floor there is a lounge, dining room and cloakroom. To the first floor there are four bedrooms and a bathroom, a staircase then leads to the second floor accommodation where there is a large fifth bedroom. To the front of the property there is off road parking for two vehicles and the rear garden has been attractively arranged with a paved patio area, lawn and decking.

ENTRANCE VIA: A double glazed front door with attractive arch and light point, leads into the:

ENTRANCE VESTIBULE Ceramic tiled floor, panelling to dado rail height, glazed double doors open to the:

MAIN RECEPTION HALL Ceiling with decorative cornice, radiator with decorative cover, window to the side aspect, understairs storage cupboard. Doors off to:

CLOAKROOM Comprising a low flush w.c with wall mounted wash hand basin, extractor fan.

LOUNGE 14' 0" x 12' 0" max (4.27m x 3.66m) Smooth plastered ceiling with central ceiling rose, decorative cornice, bay window to the front aspect, light dimmer control switch, feature wrought iron fireplace inset with decorative tiles, raised hearth and display mantle over. To either-side of the chimney breast is a range of book shelving, T.V aerial connection point, engineered oak flooring with under floor heating. Archway opens to the:

DINING ROOM 11' 11" x 11' 5" (3.63m x 3.48m) Smooth plastered ceiling with decorative cornice, engineered oak flooring with under floor heating, radiator, window to the rear aspect, light dimmer control switch, T.V aerial connection (return door to the Reception Hall).

Leaded light glazed door from the Reception Hall leads to the:

KITCHEN / BREAKFAST ROOM 15' 3" x 11' 0" (4.65m x 3.35m) Fitted with a range of cream units with solid Elmwood wood block work surfaces comprising of a one and a half bowl sink unit with centre mixer tap. There is an extensive range of drawers and base storage cupboards below including saucepan style drawers, integrated dishwasher and to the side are two NEFF fan assisted ovens with a NEFF five ring hob above and a NEFF stainless steel extractor canopy, range of eye level wall mounted units with under-lighting, glazed display cabinets with lighting. To the opposite side of the kitchen is a space suitable for an American style fridge freezer with cupboards to either side and above. The kitchen has a smooth plastered ceiling with decorative cornice, light dimmer control switches for the inset down-lighting, ceramic tiled floor with under floor heating, double glazed French doors with matching side screens with window lights above open to the patio and rear garden.

Staircase from the Reception Hall leads to the:

FIRST FLOOR LANDING Window to the side aspect, staircase gives access to the second floor landing. Doors off to:

BEDROOM ONE 14' 2" into bay x 10' 4" excluding wardrobes (4.32m x 3.15m) Coved and smooth plastered ceiling, bay window overlooking the front aspect, radiator, painted exposed floorboards, two double fitted wardrobe units providing hanging and shelving space with box cupboards above.

BEDROOM TWO 11' 11" x 11' 6" (3.63m x 3.51m) Coved ceiling, radiator, sash window to the rear aspect (not UPVC double glazed).



BEDROOM THREE 11' 1" x 7' 0" (3.38m x 2.13m) Coved and smooth plastered ceiling, radiator, sash window to the rear aspect, (not UPVC double glazed), gas fired heating, built-in floor to ceiling mirror fronted wardrobe units providing hanging and shelving space, loft hatch gives access to roof storage space.

BEDROOM FOUR 8' 7" x 5' 4" (2.62m x 1.63m) Radiator, window to the front aspect.

BATHROOM Comprising a white Heritage suite comprising of a panel enclosed bath with centre mixer tap and wall mounted shower with shower attachment and a rain shower head over, pedestal wash hand basin and low flush w.c, Travertine style flooring and tiling to the walls, radiator, window to the side aspect (not UPVC double glazed), smooth plastered ceiling with inset down-lighting, extractor fan.

Staircase from the first floor landing, leads to the:

SECOND FLOOR LANDING AREA Door to:

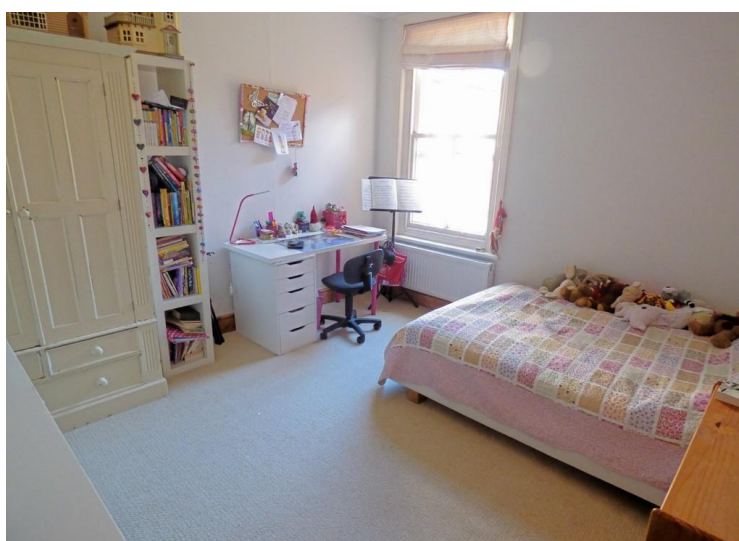
BEDROOM FIVE 20' 2" x 14' 2" max (6.15m x 4.32m) Windows to the front aspect, two points of access to the eaves storage space, two radiators, range of built-in floor to ceiling wardrobe units providing hanging and shelving space, light dimmer control switch. Subject to Planning Permission and Building Regulations there is the potential to create an en-suite shower room to the this bedroom utilising some of the eaves storage space and by creating a dormer window.

OUTSIDE - FRONT To the front of the property is a Purbeck stone retaining wall and the garden has been stocked with a number of shrubs. A concrete driveway provides off road parking for two vehicles and then extends along the right hand side of the property to the:

BRICK BUILT LEAN-TO / UTILITY ROOM Tiled roof, door to the front aspect, stable door to the rear garden. This houses the Gloworm boiler serving the heating and domestic hot water supply and also has space for a fridge, freezer and plumbing available for an automatic washing machine, fluorescent strip light.

REAR GARDEN Running across the full width of the rear garden is an attractively arranged patio area, which returns to the left hand side of the property. There is a Purbeck stone wall with three central steps that lead up to the lawn, which is bordered to both sides by raised Purbeck stone beds stocked with a number of shrubs and this then leads to the rear of the garden where there is a raised timber built deck and garden shed. The garden is fully enclosed predominantly by walling and a gate gives rear access.

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



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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