

13 Corfe Way, Broadstone, BH18 9ND

**£650,000
Freehold**



On the market for the first time since being built to the owners' own specification, here is a truly outstanding opportunity to acquire an individual home set on a large plot in this most favoured road. The main house benefits from spacious three double bed roomed accommodation and has excellent ground floor living accommodation in addition to a fitted kitchen and boiler room. There is an adjacent carport and garage. A notable feature is the outstanding rear garden which must be seen to be appreciated. This garden measures approximately 150' in length and includes a 32' heated swimming pool and adjacent pool room. The majority of the plot is screened by manicured mature conifer hedging and there is also a variety of mature tree life. From the house, patio and garden, there is an outstanding view towards Poole and Poole Harbour/the Isle of Purbeck in the distance. This is a unique chance to acquire a special home and put ones own specification on the property.

COVERED PORCH With UPVC double glazed door to:

SPACIOUS ENTRANCE HALL Radiator, built in cloaks cupboard, useful understairs area, part galleried first floor landing

CLOAKROOM Suite comprising WC, pedestal wash hand basin, part tiled walls, window to front elevation

LIVING ROOM 19' x 12' (5.79m x 3.66m) Radiator, Purbeck stone fireplace, ceiling mounted projector with full height wide wall mounted screen, picture window overlooking magnificent gardens with views across Poole towards Poole Harbour, through way to:

SNUG 9' x 8' (2.74m x 2.44m) Radiator, window to front elevation

STUDY 8' x 8' (2.44m x 2.44m) Radiator, fitted cabinet with sliding glazed doors and cupboards below, window to front elevation

DINING ROOM 11' 8" x 9' 2" (3.56m x 2.79m) Fitted units, Sliding double glazed patio door leads out to the south facing terrace, through way to:

KITCHEN 12' x 9' 6" (3.66m x 2.9m) Fitted with a range of wall and floor mounted units with Corian worksurfaces, inset one and a half bowl sink unit, integrated Miele double oven/Microwave, integrated Miele induction hob and under counter dishwasher, integrated fridge/freezer, window to side elevation, window overlooking gardens with view across Poole towards Poole Harbour, double glazed door to side porch/carport

BOILER/UTILITY ROOM 11' 7" x 8' 6" max. inc. recessed area (3.53m x 2.59m) Radiator, plumbing for washing machine, wall mounted Vaillant gas boiler, window to side elevation

FROM THE ENTRANCE HALL, A SHALLOW GRADIENT WIDE STAIRCASE WITH GLAZED WOODEN BALUSTRADE Leads to:

PART GALLERIED FIRST FLOOR LANDING Some 19' in length and having windows to the front elevation

BEDROOM 1 15' 8" x 11' (4.78m x 3.35m) Radiator, door to eaves storage, range of built in wardrobes with cupboards over, picture window overlooking rear garden and distant views

BEDROOM 2 12' x 12' max. (3.66m x 3.66m) Radiator, built in wardrobe with adjacent chest of drawers, window overlooking rear garden and distant view across Poole towards the Harbour in the distance

BEDROOM 3 12' 6" x 9' exc. door recess (3.81m x 2.74m) Radiator, built in double wardrobe, vanity unit with sink and storage below, door to eaves storage, useful airing cupboard, window with spectacular view towards Poole and Poole Harbour/the Isle of Purbeck in the distance

BATHROOM Suite comprising tiled recess with fitted Porcelain Enamelled Cast Iron bath with mixer taps and shower attachment, pedestal wash hand basin, WC, tiled walls, radiator, window to side elevation



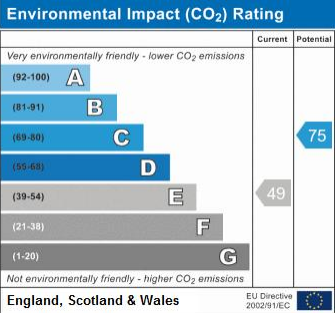
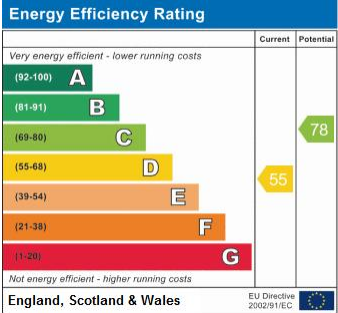
OUTSIDE - FRONT This truly unique and special property is located in a highly sought after residential area. The frontage is some 60' in width and the front garden has a lawned area bordered by a dwarf Purbeck stone wall with inset flower borders. A stone paved driveway leads to the GARAGE and adjacent carport, where one will find additional storage.

OUTSIDE - REAR The magnificent south facing rear garden measures approximately 150' in length or thereabouts and has a large level lawned area bordered by manicured mature conifer hedging. Towards the rear of the garden there is an area of mature shrubs which give a screen behind which one will find a swimming pool professionally installed and measuring approximately 32' in length and having, we are informed, a maximum depth of 9'. The pool is bordered by an extensive patio area and a variety of mature shrubs and conifer hedging. We are informed by the vendors that the pool has heating via solar panels and there is a self-contained pool room and covered storage area. To the rear of the main house one will find a full width extensive patio/entertaining area which overlooks the garden and enjoys a view across Poole towards Poole Harbour in the distance. Outside tap.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth, Christchurch and Poole Council, 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: 13873





Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

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