

**9 Caesars Way, Broadstone,
BH18 9DP**

**£625,000
Freehold**



A wonderful opportunity to acquire a beautifully presented, individual family home set in one of our favourite roads on the very fringe of Broadstone. Forming part of a quality cul-de-sac development of similar individual homes built in the 1970s, the property offers four bedroomed accommodation in addition to excellent ground floor living accommodation including the addition of an orangery, which in turn leads out to the south facing garden. Additional features include a beautifully appointed en-suite shower room to the master bedroom, well appointed kitchen/breakfast room with integrated appliances, quality double glazing, carport and garage in addition to extensive off road parking. We thoroughly recommend early viewing.

COVERED PORCH Outside light point, composite front door leads to:

SPACIOUS RECEPTION HALL Radiator, understairs cupboard, arched semi-circular wall

CLOAKROOM Suite comprising close couple WC, wash hand basin with vanity unit, window to side elevation

SUPERB LIVING ROOM 21' 2" x 13' 2" (6.45m x 4.01m) Two radiators, power points, TV point, coved plain set ceiling, wall light points, window to front elevation, two flank windows, sliding double glazed patio door leads to:

BEAUTIFULLY APPOINTED ORANGERY 13' x 12' 6" (3.96m x 3.81m) A beautiful addition to the house, having been professionally added to give a new dimension by way of every day living. Light and power, tiled flooring, UPVC double glazed windows and high pitched roof with reflective double glazed glass, delightful aspect overlooking the south facing garden, French doors to terrace

DINING ROOM/SNUG 10' 6" x 9' 6" (3.2m x 2.9m) Coved plain set ceiling, radiator, window to front elevation

STUDY 8' 4" x 7' (2.54m x 2.13m) Radiator, fitted with desk and adjacent cupboards/drawers, window to side elevation

BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM WITH ADJACENT UTILITY AREA 'L' Shaped with a maximum measurement of 18' 6" x 11' (5.64m x 3.35m) Fitted with an extensive range of wall and floor mounted units with gloss fronted doors with a combination of cream and grey colours, peninsular breakfast bar with solid wood worktop, inset ceramic sink unit, integrated fridge and freezer, built in double oven, integrated four ring gas hob with extractor hood, integrated dishwasher, wall mounted Viessmann gas boiler, part tiled walls, radiator, additional worksurface in utility area with inset ceramic sink, plumbing and space for washing machine, two windows overlooking rear garden, double glazed door leads out to the terrace

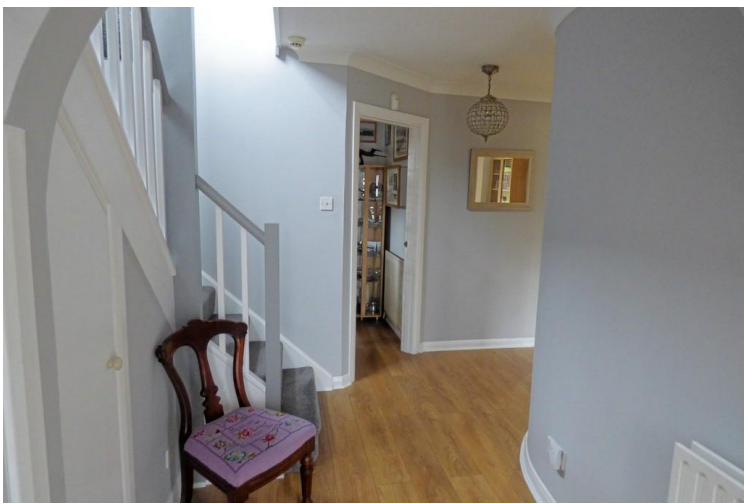
FROM THE ENTRANCE HALL, AN EASY TREAD STAIRCASE WITH SPINDLE BALUSTRADE LEADS TO:

SPACIOUS FIRST FLOOR LANDING Window to side elevation, window to front elevation, airing cupboard housing pre-lagged hot water tank and fitted linen shelving, access to loft space

MASTER BEDROOM 13' 4" x 13' 4" plus built in wardrobes (4.06m x 4.06m) Coved plain set ceiling, radiator, extensive range of built in wardrobes with sliding doors, window with fitted shutter blinds overlooks the rear garden, feature archway, side window with shutter blind, door to:

BEAUTIFULLY APPOINTED EN-SUITE BATHROOM/SHOWER ROOM Recently installed suite comprising panelled bath, walk in shower with semi-circular doors and wall mounted Triton shower including additional rain shower, wash hand basin with vanity unit, close couple WC, fully tiled walls, coved plain set ceiling with low voltage lighting, heated towel rail, window to rear elevation

BEDROOM 2 9' 7" x 9' (2.92m x 2.74m) Radiator, window to front elevation with delightful lightly wooded aspect



BEDROOM 3 9' 2" x 8' plus wardrobe (2.79m x 2.44m)
Radiator, built in double wardrobe, window to side elevation, window overlooking rear garden

BEDROOM 4 9' 8" x 8' plus wardrobe (2.95m x 2.44m)
Radiator, range of built in wardrobes and additional cupboard, window to front elevation

FAMILY BATHROOM Suite comprising oversize walk in shower with wall mounted thermostatically controlled shower, pedestal wash hand basin, close couple WC, heated towel rail, fully tiled walls, medicine cabinet, window to front elevation

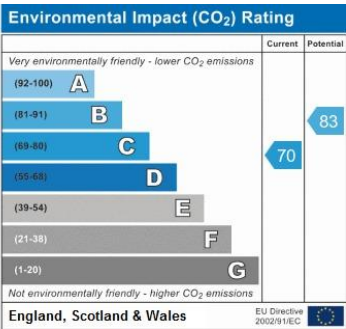
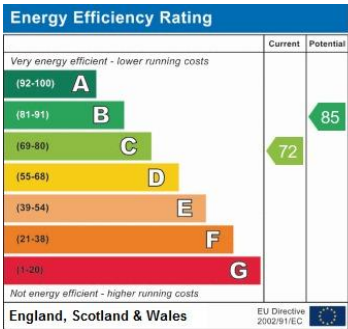
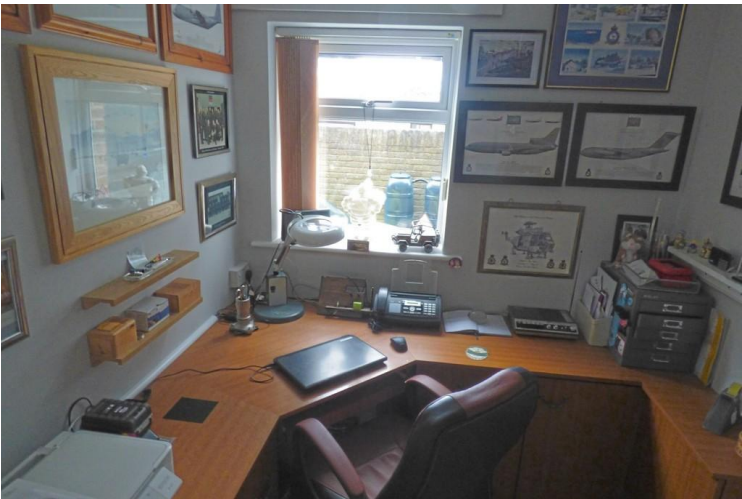
OUTSIDE - FRONT The front garden is blocked paved for ease of maintenance and of course provides extensive additional parking, the driveway continues alongside the property into a most useful carport and this, in turn, leads to the ATTACHED GARAGE measuring approximately 21' x 10' 8" with up and over door with light and power and a personal side door to the rear garden and an outside tap within the garage.

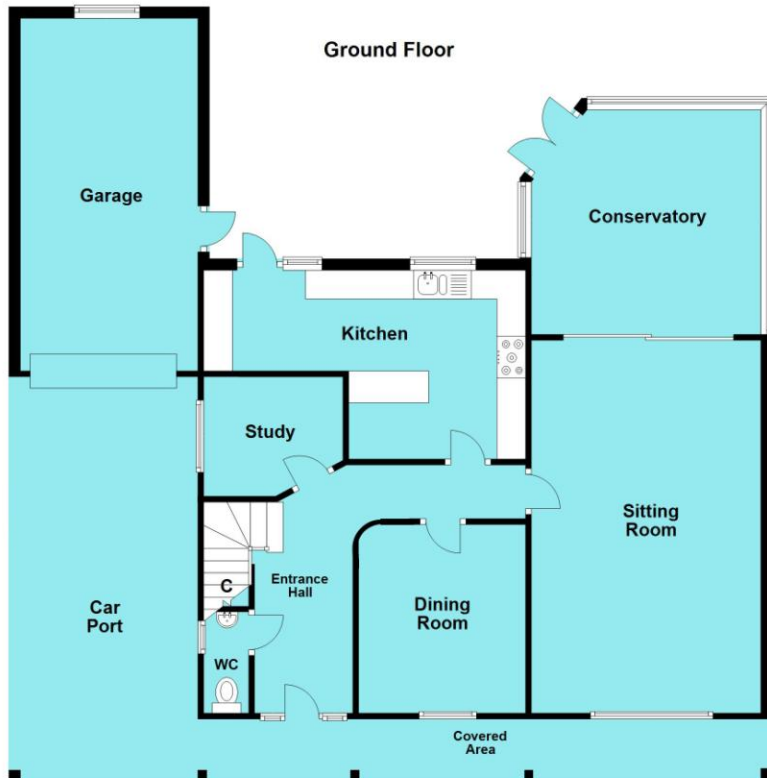
OUTSIDE - REAR Excellent south facing rear garden measures approximately 75' in length and has a level lawned area bordered by a variety of shrubs and tree life. There is a timber garden store, a brick built outbuilding with pitched tiled roof and an extensive patio area.

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

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