

23 Greenhayes
Broadstone BH18 8LZ

Price **£535,000** Freehold



A SPACIOUS FOUR BEDROOM, TWO BATHROOM
DETACHED FAMILY BUNGALOW OCCUPYING A
SIZEABLE PLOT AND BENEFITTING FROM A
SELF-CONTAINED ANNEXE AND DOUBLE GARAGE.



Total area: approx. 143.4 sq. metres (1543.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs 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.

- * **PORCH 6' x 4' (1.83m x 1.22m)**
- * **ENTRANCE HALLWAY 21'5" (MAXIMUM) x 15'1" (MAXIMUM)
(6.55m x 4.6m)**
 - * **SITTING ROOM 15'7" x 12'8" (4.79m x 3.9m)**
 - * **DINING ROOM 12'7" x 10'4" (3.87m x 3.17m)**
 - * **KITCHEN 12'8" x 10' (3.9m x 3.05m)**
 - * **BEDROOM ONE 13'3" x 12'6" (4.05m x 3.84m)**
- * **EN SUITE SHOWER ROOM 9'3" x 5'7" (2.83m x 1.74m)**
 - * **BEDROOM TWO 12'7" x 9'8" (3.87m x 2.99m)**
 - * **BEDROOM THREE 10'1" x 9'3" (3.08m x 2.83m)**
 - * **BEDROOM FOUR 9'8" x 7'9" (2.99m x 2.41m)**
 - * **FAMILY BATHROOM 9'5" x 5'7" (2.9m x 1.74m)**
- * **ANNEXE ACCOMMODATION:**
 - * **LOUNGE 12'7" x 10'9" (3.87m x 3.32m)**
- * **KITCHEN 12'5" (MAXIMUM) x 11'5 (MAXIMUM) (3.81m x 3.51m)**
 - * **SHOWER ROOM 6'4" x 6'1" (1.95m x 1.86m)**
- * **FRONT, SIDE AND REAR GARDENS**
 - * **OFF ROAD PARKING**
 - * **DOUBLE GARAGE**
 - * **CAR PORT**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ANNEXE LOUNGE



ANNEXE KITCHEN

ABOUT THIS PROPERTY

At the front of the property, a UPVC double glazed frosted door with matching side screen leads into the porch which has tiled flooring and via a timber glazed frosted door gives access into the spacious entrance hallway which has large airing cupboard with hot water tank and slatted shelving, telephone point, loft access via a hatch and useful storage cupboard with shelving. The sitting room has large window to front aspect, telephone point, TV point, central brick built fireplace with inset electric fire and an archway leading through to the dining room which has sliding patio doors giving access to the rear garden. The kitchen has window and frosted door to rear, serving hatch through to the dining room, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, floor mounted boiler, one and a quarter single sink with drainer and mixer tap, breakfast bar eating area, space for tall fridge/freezer, washing machine and oven.

Bedroom one has window to front aspect and access into the en suite shower room which has frosted window to side, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. Bedroom two has window to rear aspect with timber door leading through to the annexe. Bedroom three has window to front aspect and bedroom four has window to rear aspect. The family bathroom has frosted window to side aspect, part tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and 'Mira' shower over.

At the side of the property, a UPVC double glazed frosted door gives access into the annexe comprising kitchen with window to side aspect, tiled flooring, breakfast bar eating area, range of wall and floor mounted cupboards, part tiled walls, single sink with drainer and mixer tap, wall mounted boiler, space for washing machine and tall fridge/freezer and integrated appliances to include oven, four ring gas hob and extractor fan over. The lounge has window to front aspect, TV point and access into the shower room which has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin and mixer tap and walk in shower cubicle with shower.

To the front of the property, a tarmac driveway provides ample off road parking for several vehicles in turn leading to the car port, all of which are bound by brick wall and mature shrub borders. There is additional parking leading up to the double garage which has electric up and over door, light, power and window and personal door to side. The secluded rear garden has a patio running adjacent providing a seating area in turn leading to the remainder which is laid to lawn. Access along both sides of the property in turn lead to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the last turning on the left into Fontmell Road. Then take the first turning on the right hand side into Greenhayes.

COUNCIL TAX: Band F BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D.

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: R1774