

23 Whitby Avenue
Broadstone BH18 8HL

Price **£520,000** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM,
TWO BATHROOM DETACHED FAMILY HOME
SITUATED IN A QUIET AND POPULAR
RESIDENTIAL LOCATION. AN INTERNAL
VIEWING IS A MUST TO FULLY APPRECIATE.



Total area: approx. 143.2 sq. metres (1541.1 sq. feet)

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

- * **ENTRANCE HALL 12'6" x 9'1" (MAXIMUM) (3.84m x 2.78m)**
 - * **KITCHEN 11'9" x 8' (3.62m x 2.43m)**
 - * **LIVING AREA 12'6" x 11'7" (3.84m x 3.56m)**
- * **CONSERVATORY/DINING ROOM 17'6" x 8'5" (5.36m x 2.59m)**
 - * **BEDROOM TWO 15'1" x 11' (4.6m x 3.35m)**
 - * **BEDROOM FOUR 9'9" x 9'1" (3.01m x 2.77m)**
- * **GROUND FLOOR SHOWER ROOM 7'5" x 4'7" (2.28m x 1.43m)**
 - * **RETURN STAIRCASE LEADING TO FIRST FLOOR**
 - * **BEDROOM ONE 15'8" x 13'9" (4.81m x 4.23m)**
 - * **BEDROOM THREE 13'9" x 12' (4.23m x 3.65m)**
 - * **FAMILY BATHROOM 7'5" x 5'7" (2.28m x 1.73m)**
 - * **UTILITY ROOM 9'9" x 6'3" (3.01m x 1.92)**
 - * **SINGLE GARAGE 12'9" x 9'7" (3.93m x 2.95m)**
- * **OFF ROAD PARKING**
- * **FRONT AND REAR GARDENS**
- * **UPVC DOUBLE GLAZED**
- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, an open storm porch via a UPVC double glazed frosted front door gives access into the spacious entrance hallway which has storage cupboard, engineered wooden oak flooring and a return staircase leading to the first floor. One of the main features of this delightful property, is the open plan living area with the kitchen comprising a range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, part tiled walls, space for fridge/freezer and dishwasher and integrated appliances to include oven, five ring gas hob and extractor fan over. The lounge area has TV point and steps leading down to the conservatory/dining room which has double opening doors leading to the rear garden with further door and window to rear, all of which benefit from Karndean flooring. Bedroom two, which is currently being used as a further sitting room, has window to front aspect, further window to side and door leading through to a walk in storage cupboard with window to side aspect and access to the understairs storage. Bedroom four has window to front aspect. To complete the accommodation on the ground floor is the shower room which has frosted window to side aspect, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

The light and airy first floor landing has Velux window to side aspect. Bedroom one has window to front aspect, Velux window to side, access to eaves storage and built in storage cupboard. Bedroom three has window to rear aspect with pleasant views over the rear garden, Velux window to side, access to eaves storage and built in storage cupboard. The family bathroom has frosted window to side aspect, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a garden laid to lawn with low level brick wall borders and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and access into the utility room which has space and plumbing for tumble dryer and washing machine and double glazed door leading to the rear garden. The secluded and South facing rear garden has a patio running adjacent providing seating in turn leading to the remainder which is predominantly laid to lawn with an area laid to bark, all of which are bound by timber fence and mature shrub borders. Access along the side of the property via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down York Road for approximately one mile and then turn right into Whitby Avenue.

COUNCIL TAX: Band D 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: R1758