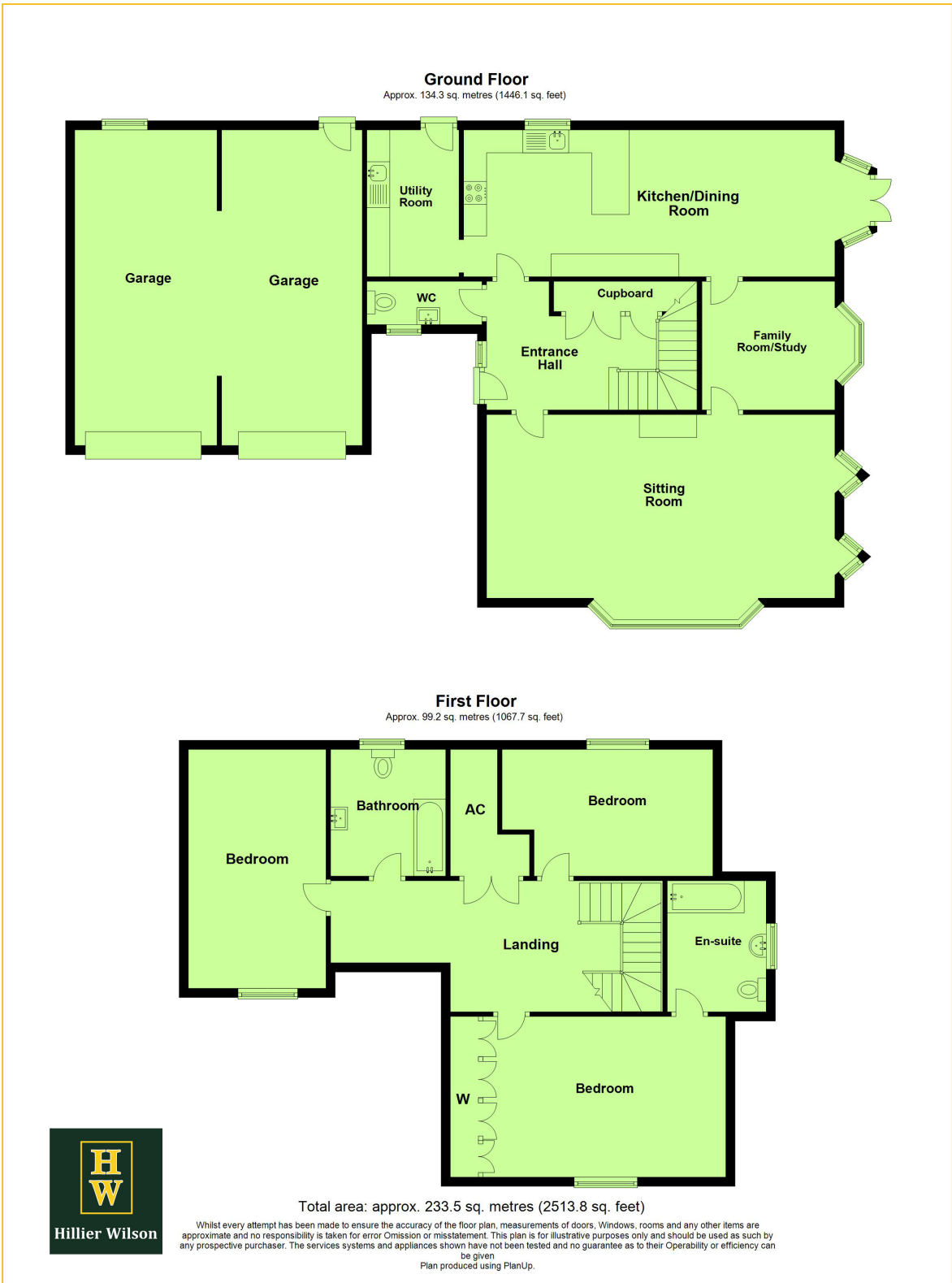


2 Airetons Close  
Broadstone BH18 8LF

Price Guide **£600,000 - £625,000** Freehold



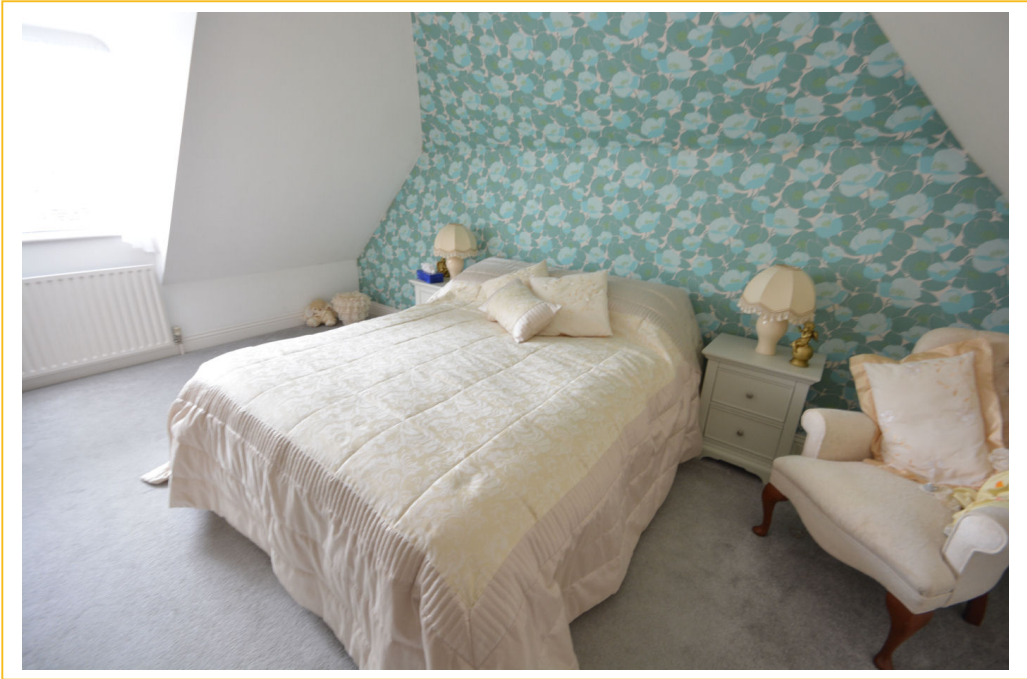
AN IMMACULATELY PRESENTED THREE DOUBLE BEDROOM DETACHED FAMILY HOME SET IN A CUL-DE-SAC POSITION WITHIN EASY REACH OF BROADSTONE'S SHOPS AND AMENITIES.



- \* ENTRANCE HALLWAY**
- \* DOWNSTAIRS CLOAKROOM 7' 2" X 3' 4" (2.19m x 1.03m)**
- \* KITCHEN/DINER 28' 7" X 10' 5" (8.74m x 3.2m)**
  - \* UTILITY ROOM 10' 5" X 5' 8" (3.32m x 1.76m)**
  - \* STUDY 10' 9" MAX X 9' (3.32m x 2.74m)**
  - \* SITTING ROOM 24' 8" X 13' (7.55m x 3.96m)**
- \* STAIRS LEAD FROM THE ENTRANCE HALL TO FIRST FLOOR LANDING**
- \* BEDROOM ONE (SLOPED CEILING) 14' 3" TO WARDROBE FRONT X 11' 3" (4.35m x 3.44m)**
- \* EN SUITE BATHROOM 9' X 7' (2.74m x 2.13m)**
- \* BEDROOM TWO (SLOPED CEILING) 16' 2" X 11' 4" (4.93m x 3.47m)**
- \* BEDROOM THREE (SLOPED CEILING) 15' 1" X 10' 6" (4.6m x 3.23m)**
- \* FAMILY BATHROOM 8' 2" X 7' 9" (2.49m x 2.4m)**
- \* GAS FIRED CENTRAL HEATING**
- \* DOUBLE GLAZED**
  - \* DOUBLE GARAGE**
- \* FRONT AND REAR GARDENS**







**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway which has built in cupboards and access into the downstairs cloakroom which has low level flush WC, pedestal wash hand basin with mixer tap and wall mounted heated towel rail. The spacious kitchen/diner has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated appliances to include dishwasher, microwave, double oven, four ring burner induction hob and extractor fan above and window overlooking the rear garden together with double opening doors to the patio area. The utility room has built in cupboards, space for upright fridge/freezer, space and plumbing for washing machine, single bowl single drainer stainless steel sink unit with mixer tap and door to the rear garden. The sitting room has dual aspect windows to front and side and feature woodburner effect electric fireplace. To complete the accommodation on the ground floor there is a good sized study.

Stairs lead from the entrance hallway to the first floor landing via return staircase. There is a large walk in airing cupboard with slatted shelving. Bedroom one is to the front aspect with built in wardrobes and an en suite bathroom comprising panel enclosed bath with mixer tap and overhead fitted shower, wash hand basin with mixer tap and vanity unit beneath and low level flush WC. Bedroom two is also to the front aspect. Bedroom three is to the rear aspect with fitted wardrobes and access to the loft space. The family bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath together with fitted mirror above, wall mounted heated towel rail, panel enclosed bath with mixer tap and fitted electric shower with shower screen.

Outside, the front garden is mainly laid to tarmac providing off road parking for numerous vehicles and there are shingle areas with shrub borders. The rear garden is established being mainly laid to lawn with shrub and herbaceous borders. Timber summer house.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road taking the fourth turning on the left into Barn Road. At the T-junction turn right into Fontmell Road and then take the first turning left into Steepleton Road. Follow the road round and take the turning on the right, which is a continuation of Steepleton Road, and Airetons Close is the first turning on the right hand side.

**COUNCIL TAX:** Band F BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** 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: R1823**