

4 Sutherland Avenue  
Broadstone BH18 9EB

Offers in Excess of **£500,000** Freehold



AN OPPORTUNITY TO ACQUIRE A VERY WELL PRESENTED AND VERSATILE CHALET STYLE RESIDENCE WITH FOUR BEDROOMS, TWO BATHROOMS AND NEWLY FITTED KITCHEN/FAMILY ROOM POSITIONED IN AN ELEVATED AND QUIET SOUGHT AFTER LOCATION.



**Ground Floor**

Approx. 79.0 sq. metres (850.2 sq. feet)



**First Floor**

Approx. 46.5 sq. metres (501.0 sq. feet)



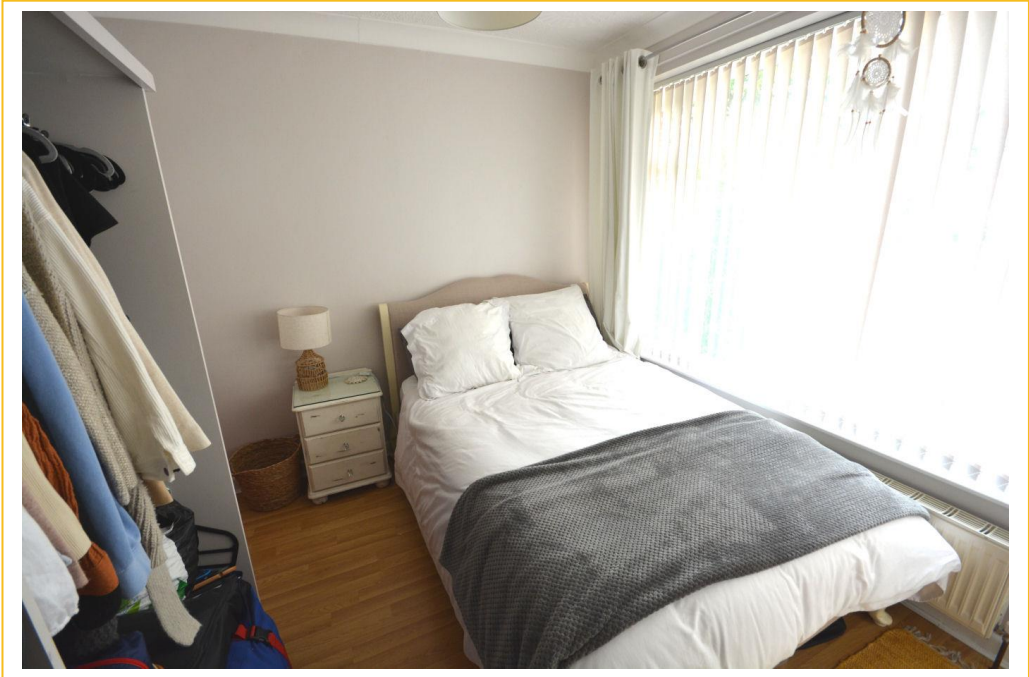
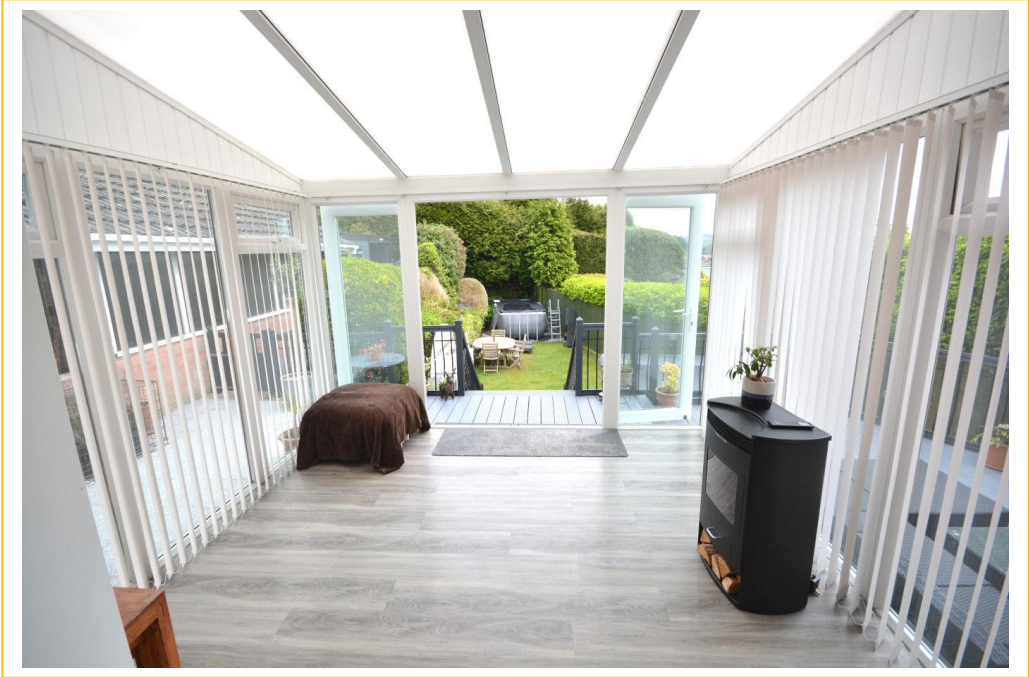
Total area: approx. 125.5 sq. metres (1351.2 sq. feet)

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 HALLWAY**
- \* CLOAKROOM 5'6" x 2'5" (1.7m x 0.76m)**
  - \* LIVING ROOM 12'6" x 12' (3.84m x 3.65m)**
- \* NEW KITCHEN/FAMILY ROOM 21'1" x 10'6" EXTENDING TO 19' 4" (6.43m x 3.23m EXTENDING TO 5.79m)**
- \* GROUND FLOOR BEDROOM THREE 11'3" (MAXIMUM) x 9'2" (3.44m x 2.8m)**
- \* GROUND FLOOR BEDROOM FOUR/OFFICE 8'9" x 7'1" (2.71m x 2.16m)**
- \* GROUND FLOOR BATHROOM 5'6" x 5' (1.7m x 1.52m)**
  - \* STAIRS LEADING TO THE FIRST FLOOR LANDING**
- \* BEDROOM ONE 21'5" (MAXIMUM) x 13'6" (MAXIMUM) (6.55m x 4.14m) (AGENTS NOTE: SLOPING CEILING)**
- \* BEDROOM TWO 13'2" x 8'1" (4.02m x 2.46m)**
  - \* SHOWER ROOM 8'2" x 7'5" (2.49m x 2.28m)**
- \* SINGLE GARAGE AND OFF ROAD PARKING FOR NUMEROUS VEHICLES**
- \* FRONT AND REAR GARDENS**
- \* DOUBLE GLAZED WINDOWS AND GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

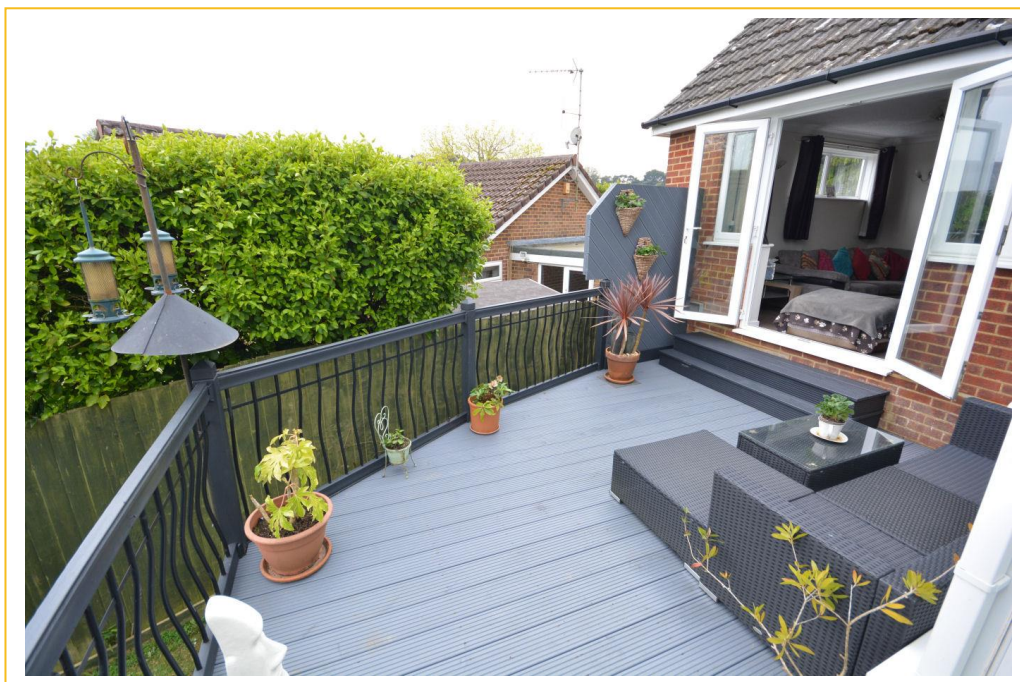
UPVC glazed front door leads to the entrance hall with two built in storage cupboards. The cloakroom has a low level flush WC, wall mounted corner wash hand basin with mixer tap and tiled splashback. The living room has dual aspect windows to the rear and side, feature electric fireplace and double opening doors to the rear garden. The stunning kitchen/family room is newly fitted and has a range of wall mounted and base storage cupboards and drawers, integrated appliances to include built in oven, microwave and five ring burner gas hob with extractor fan above, built in sink unit with boiling tap and space for tall fridge/freezer.

There are two ground floor bedrooms with bedroom four/office having a built in understairs storage cupboard. The bathroom comprises a pedestal wash hand basin with twin taps, panel enclosed bath with twin taps, wall mounted shower, part tiled walls and obscured glazed window to the front aspect.

Stairs lead from the entrance hall to the first floor landing. A particular feature of the property is the spacious main bedroom which has triple aspect windows with far reaching views. Bedroom two has built in bedroom furniture and overlooks the rear garden. The modern fitted shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, large walk in shower with dual showers, wall mounted heated towel rail, feature tiling and further built in storage drawers.

The front of the property is predominantly laid to shingle providing off road parking for numerous vehicles in turn leading to the single garage providing storage. There is a paved patio area and shrub borders. The rear garden has a newly fitted raised decked area with balustrade immediately adjacent to the lounge and conservatory. The remainder of the garden is predominantly laid to lawn with shrub and herbaceous borders. There is a feature outside covered living area and timber storage shed.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight cross into Lancaster Drive and then turn left into Anvil Crescent. Sutherland Avenue is the second turning on the right hand side.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band C

**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: R1636**