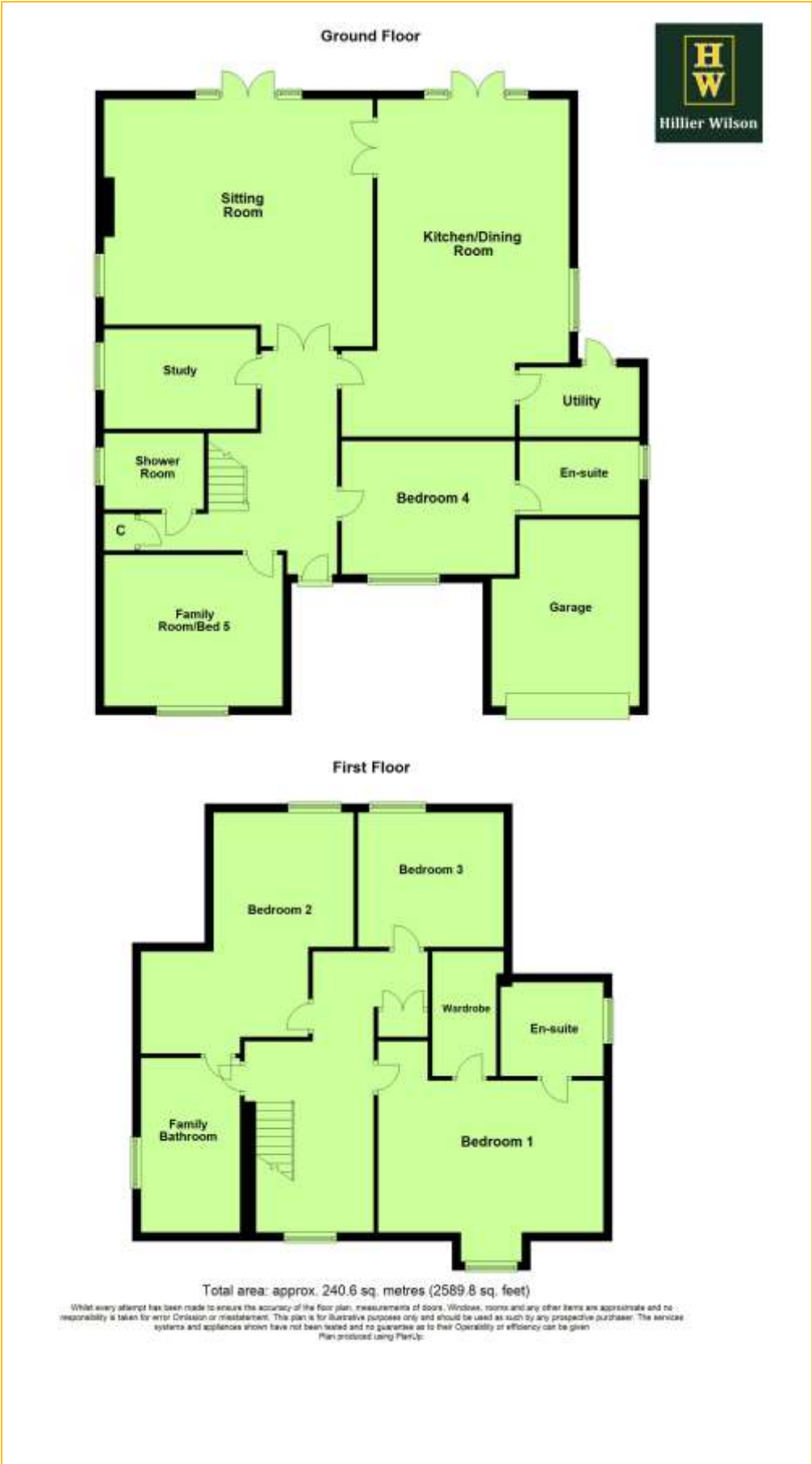


112 Upton Way  
Broadstone BH18 9NA

Price **£930,000** Freehold



A SIMPLY STUNNING FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION OFFERING WELL PRESENTED AND FLEXIBLE ACCOMMODATION THROUGHOUT. BENEFITTING SOLAR PANELS. AN INTERNAL VIEWING IS A MUST.



- \* **ENTRANCE HALLWAY**
- \* **SITTING ROOM 20'4" x 18'8" (6.21m x 5.73m)**
- \* **KITCHEN/DINING ROOM 27'4" x 14'6" (8.35m x 4.45m)**
  - \* **UTILITY ROOM 8'11" x 5'3" (2.47m x 1.62m)**
  - \* **STUDY 11'7" x 7'7" (3.57m x 2.35m)**
- \* **FAMILY ROOM/BEDROOM FIVE 13'6" x 11'5" (4.15m x 3.51m)**
  - \* **BEDROOM FOUR 13'1" x 11'7" (3.99m x 3.57m)**
  - \* **EN SUITE SHOWER ROOM 9'1" x 5'7" (2.77m x 1.74m)**
- \* **GROUND FLOOR SHOWER ROOM 7'7" x 5'9" (2.35m x 1.8m)**
  - \* **STAIRS RISING TO FIRST FLOOR**
  - \* **BEDROOM ONE 17'1" x 11'8" (5.21m x 3.6m)**
  - \* **EN SUITE SHOWER ROOM 7'9" x 6'5" (2.41m x 1.98m)**
  - \* **WALK IN WARDROBE 10'3" x 5'3" (3.14m x 1.62m)**
- \* **BEDROOM TWO 19'9" (MAXIMUM) x 17'1" (MAXIMUM) (6.07m x 5.21m)**
  - \* **BEDROOM THREE 13'1" x 11' (3.99m x 3.35m)**
  - \* **FAMILY BATHROOM 13'4" x 7'9" (4.08m x 2.41m)**
- \* **FRONT & REAR GARDENS**
- \* **AMPLE OFF ROAD PARKING**
  - \* **SINGLE GARAGE**
  - \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**
  - \* **SOLAR PANELS**





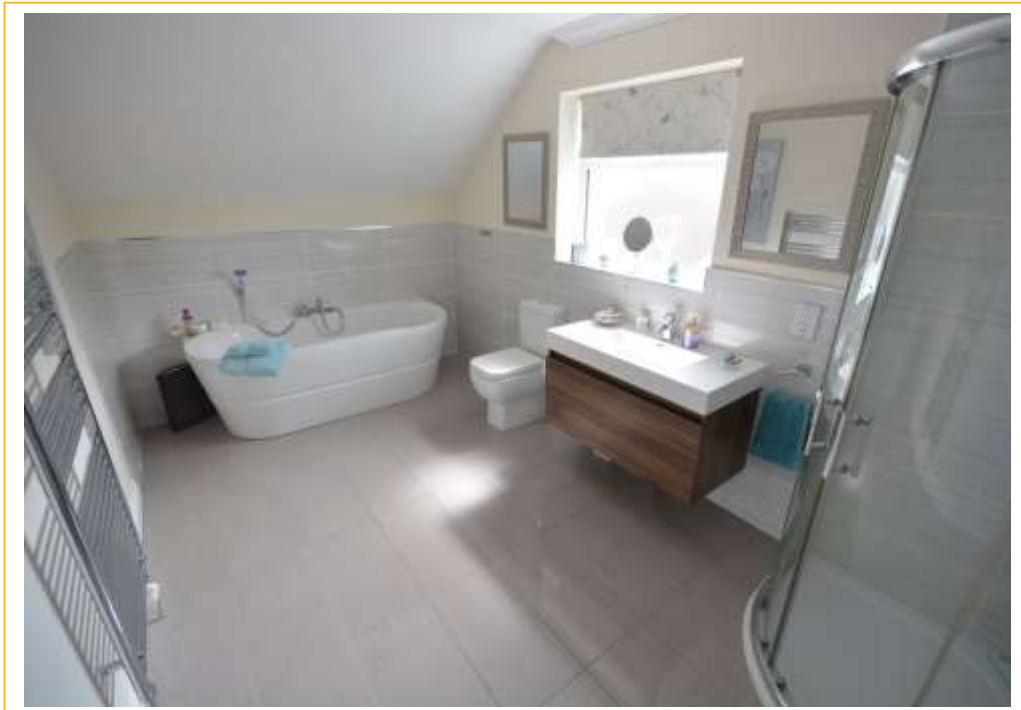












**ABOUT THIS PROPERTY**

Via the double glazed frosted door with matching side screen gives access into the spacious entrance hallway which benefits from telephone point, stairs rising to first floor and coats cupboard. The light and airy sitting room has window to side aspect, double opening doors giving access to the rear garden, TV point and feature inset electric fire.

The kitchen/dining room benefits from a range of wall and floor mounted cupboards, work surfaces over including a large peninsular with seating under, one and a half bowl sink with drainer and mixer tap, part tiled walls, window to side aspect, double opening doors leading to the rear garden, double doors leading through to the sitting room, island with seating area, space for American style fridge/freezer and integrated appliances to include dishwasher, microwave, oven, grill, five ring gas hob and extractor fan over.

Off the kitchen/dining room is the utility room which has frosted door to rear, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, wall mounted 'Glow-worm' boiler, single sink with drainer and mixer tap and space for washing machine and tumble dryer.

The study has window to side aspect. The family room/bedroom five has window to front aspect and bedroom four has feature bay window to front aspect, TV point and access into the en suite shower room which has frosted window to side, tiled flooring, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

The ground floor shower room comprises frosted window to side, tiled flooring, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and corner shower cubicle with shower.

The property benefits from underfloor heating throughout the ground floor.

The galleried first floor landing has loft access via a hatch and airing cupboard housing the hot water tank and slatted shelving. Bedroom one has window to front aspect, a walk in wardrobe with fitted cupboards and hanging rails and access into the en suite shower room which has frosted window to side, tiled flooring, 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. Bedroom two has window to rear aspect with pleasant views over the garden and access into the family bathroom. Bedroom three has window to rear aspect, again with pleasant views over the garden. The family bathroom has frosted window to side, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shower cubicle with shower and double ended bath with mixer tap and shower attachment.

To the front of the property is an area laid to lawn and a block paved driveway providing ample off road parking for a number of vehicles which in turn leads to the single garage which has electric up and over door, light, power and double glazed door to side. The secluded rear garden has a sizeable area running adjacent to the property providing ample seating with two steps leading down to a large area of composite decking. The remainder is laid to lawn, all of which are bound by timber fence and mature shrub borders. There is a further area laid to decking and insulated summerhouse with double opening double glazed doors. Access along the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and then follow the road round to the right into Upton Way.

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

**ENERGY EFFICIENCY RATING:** Band B

**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: R1866**