

14 Twin Oaks Close
Broadstone BH18 8JF

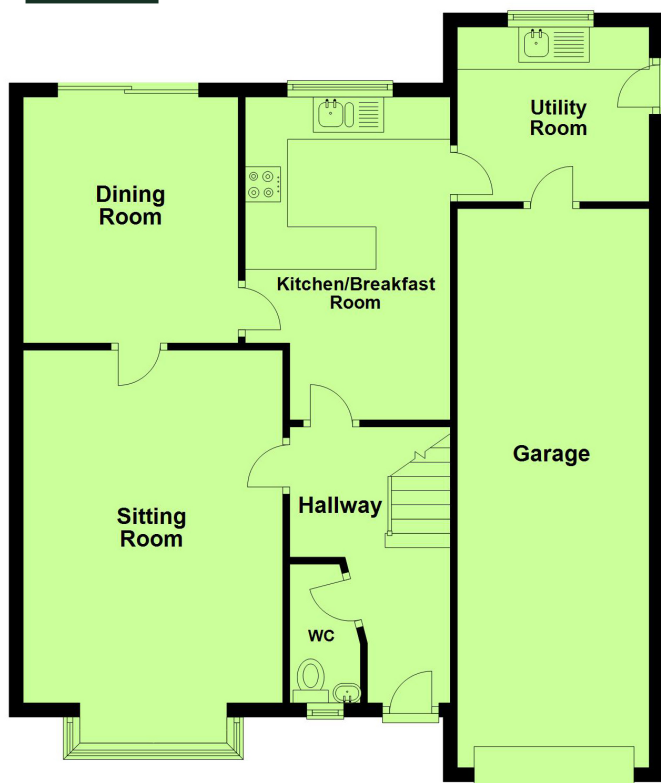
Price **£525,000** Freehold



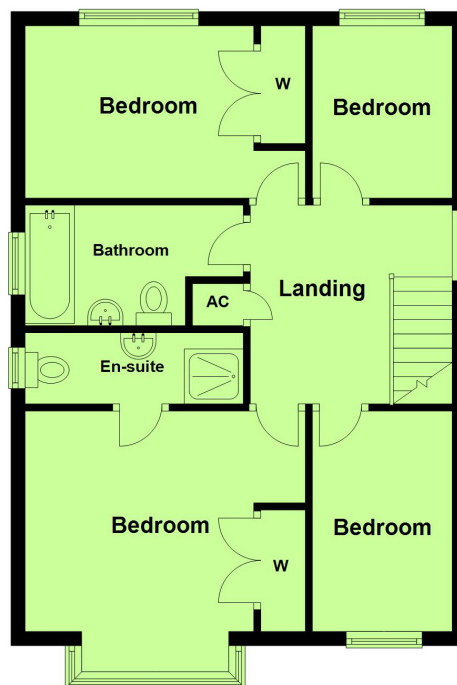
A FOUR BEDROOM, TWO BATHROOM,
TWO RECEPTION ROOM DETACHED
FAMILY HOME, SITUATED IN BOTH
GRAMMAR SCHOOL CATCHMENT AREAS,
BENEFITTING FROM A PRIVATE AND
SOUTHERLY FACING REAR GARDEN.



Ground Floor



First Floor



Total area: approx. 136.1 sq. metres (1464.8 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 12'9" (MAXIMUM) x 7'4" (3.93m x 2.26m)**

*** CLOAKROOM 6'4" x 3'2" (1.95m x 0.98m)**

*** SITTING ROOM 18'1" x 12'2" (5.52m x 3.72m)**

*** DINING ROOM 11'4" x 10'1" (3.47m x 3.08m)**

*** KITCHEN/BREAKFAST ROOM 15' x 9'6" (4.57m x 2.93m)**

*** UTILITY ROOM 8'2" x 7'9" (2.49m x 2.41m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 13' x 13' (3.96m x 3.96m)**

*** EN SUITE SHOWER ROOM 10'3" x 3'1" (3.14m x 0.94m)**

*** BEDROOM TWO 13'1" x 8'3" (3.99m x 2.53m)**

*** BEDROOM THREE 10'4" x 6'8" (3.17m x 2.07m)**

*** BEDROOM FOUR 9'5" x 6'9" (2.89m x 2.1m)**

*** FAMILY BATHROOM 10'5" x 5'5" (3.2m x 1.68m)**

*** LARGE GARAGE 26'6" x 8'6" (8.12m x 2.62m)**

*** DRIVEWAY PARKING**

*** SOUTHERLY FACING REAR GARDEN**

*** NEW FRONT & REAR DOORS, UPVC DOUBLE GLAZED &
GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the double glazed frosted front door gives access into the entrance hallway which has stairs rising to the first floor, understairs storage cupboard, telephone point and access into the cloakroom which has obscured window to front aspect, part tiled walls, wash hand basin with hot and cold tap and low level flush WC. The light and airy sitting room has feature bay window to front aspect, TV point, central fireplace with inset electric fire with ornate surround and mantel and single door leading into the dining room which has sliding patio doors leading to the rear garden. The kitchen/breakfast room has window to rear aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for fridge and dishwasher and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Off the kitchen is the utility room which has frosted door to side, window to rear aspect, wall mounted 'Worcester' boiler, part tiled walls, range of floor mounted cupboards with roll top work surfaces above, single sink with drainer and hot and cold tap, space and plumbing for washing machine and access into the garage.

The spacious first floor landing has window to side aspect, airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has feature bay window to front aspect, built in wardrobe with double opening doors 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 hot and cold tap and shower cubicle with shower. Bedroom two has window to rear aspect and benefits from built in cupboard with double opening doors. Bedroom three has window to front aspect and bedroom four has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to side, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over.

To the front of the property, a driveway provides off road parking for a number of vehicles in turn leading to the large garage which has up and over door, light, power and access into the utility room. Agents Note: Potential to convert into further accommodation. One of the main features of this delightful family home is the private and southerly facing rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by brick wall, timber fence and mature shrub borders. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down York Road taking the fifth turning on the left hand side into Lytham Road which will lead into Twin Oaks Close.

COUNCIL TAX: Band E BCP Council (Poole)

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: R1864