

46 Wentworth Drive  
Broadstone BH18 8EG

Price **£547,500** Freehold



A WELL PRESENTED FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM FAMILY HOME SITUATED IN A QUIET AND SOUGHT AFTER CUL-DE-SAC LOCATION WITHIN A SHORT LEVEL WALK TO BROADSTONE VILLAGE AND ADJACENT TO BROADSTONE GOLF CLUB.



- \* **ENTRANCE PORCH 4' 1" X 4' 1" (1.24m x 1.24m)**
- \* **ENTRANCE HALLWAY 19' 5" X 6' 4" (5.94m x 1.95m)**
  - \* **CLOAKROOM 6' 9" X 3' 2" (2.10m x 0.97m)**
  - \* **SITTING ROOM 20' 6" X 12' 3" (6.27m x 3.74m)**
  - \* **KITCHEN 12' 4" MAX X 12' 3" (3.77m x 3.74m)**
  - \* **DINING ROOM 13' 9" X 8' 9" (4.23m x 2.71m)**
- \* **STAIRS TO FIRST FLOOR LANDING 10' 4" X 9' 4" (3.16m x 2.86m)**
  - \* **BEDROOM ONE 13' 5" MAX X 11' 8" (4.11m x 3.6m)**
    - \* **EN SUITE SHOWER ROOM (3.26m x 3.11m)**
- \* **BEDROOM TWO 10' 7" X 10' 2" (2.80m x 2.62m) TO WARDROBE FRONT**
  - \* **BEDROOM THREE 9' 2" X 8' 6" (2.74m x 2.47m)**
  - \* **BEDROOM FOUR 9' X 8' 1" (2.74m x 2.47m)**
  - \* **FAMILY BATHROOM 7' 3" X 5' 9" (2.23m x 1.8m)**
    - \* **FRONT & REAR GARDENS**
    - \* **DRIVEWAY PARKING**
    - \* **DETACHED DOUBLE GARAGE**
    - \* **UPVC DOUBLE GLAZED**
    - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the entrance porch which has frosted window to side, wood effect flooring and timber frosted door gives access into the entrance hallway which has stairs rising to first floor, understairs storage cupboard, wood effect flooring and access into the ground floor cloakroom which has frosted window to rear aspect, tiled flooring, part tiled walls, pedestal wash hand basin with hot and cold tap and low level flush WC. The light and airy sitting room has window to front aspect, TV point, telephone point and sliding patio doors giving access to rear garden. The modern fitted kitchen has window and door to rear, wood effect flooring, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, nest of five drawers, single sink with drainer and mixer tap, wine rack, serving hatch through to dining room, space for fridge, freezer and washing machine, breakfast bar eating area and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. To conclude the accommodation on the ground floor is the dining room which has windows to front and side aspect and wood effect flooring.

The spacious first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect, TV point and a range of fitted furniture to include wardrobe with sliding mirrored fronts and benefits from an en suite shower room which has frosted window to side aspect, towel ladder radiator, shaver point, pedestal wash hand basin with mixer tap and tiled splashback, low level flush WC and shower cubicle with shower. Bedroom two has window to front aspect, telephone point and benefits from fitted wardrobes with sliding mirrored fronts. Bedrooms three and four both have windows to rear aspect with pleasant views over the rear garden and benefit from fitted wardrobes. The family bathroom has frosted window to rear aspect, shaver point, part tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC and panel enclosed bath with mixer tap and shower over.

To the front of the property is an area laid to lawn with central pathway and steps leading up to the front door. At the side a driveway provides off road parking for a number of vehicles in turn leading to the double detached garage which has electric up and over door, light, power and personal door to side. The secluded southerly facing rear garden is mainly laid to lawn with an area running adjacent to the property providing a seating area, both of which have timber fence and mature shrub borders. There is further storage to one side of the property with hard stand for shed, tap and access down the other side in turn leading to the front.





**DIRECTIONS:**

From Broadstone Centre proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road turning immediately left into Station Approach. Passing Broadstone Leisure Centre on the left hand side, continue straight ahead into Wentworth Drive.

**COUNCIL TAX:** Band E. 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: R1394**