

58 Northbrook Road  
Broadstone BH18 8HE

Price **£535,000** Freehold



AN IMMACULATE THREE DOUBLE BEDROOM,  
TWO BATHROOM DETACHED FAMILY HOME  
SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION. AN INTERNAL  
VIEWING IS A MUST TO FULLY APPRECIATE.

Ground Floor



First Floor

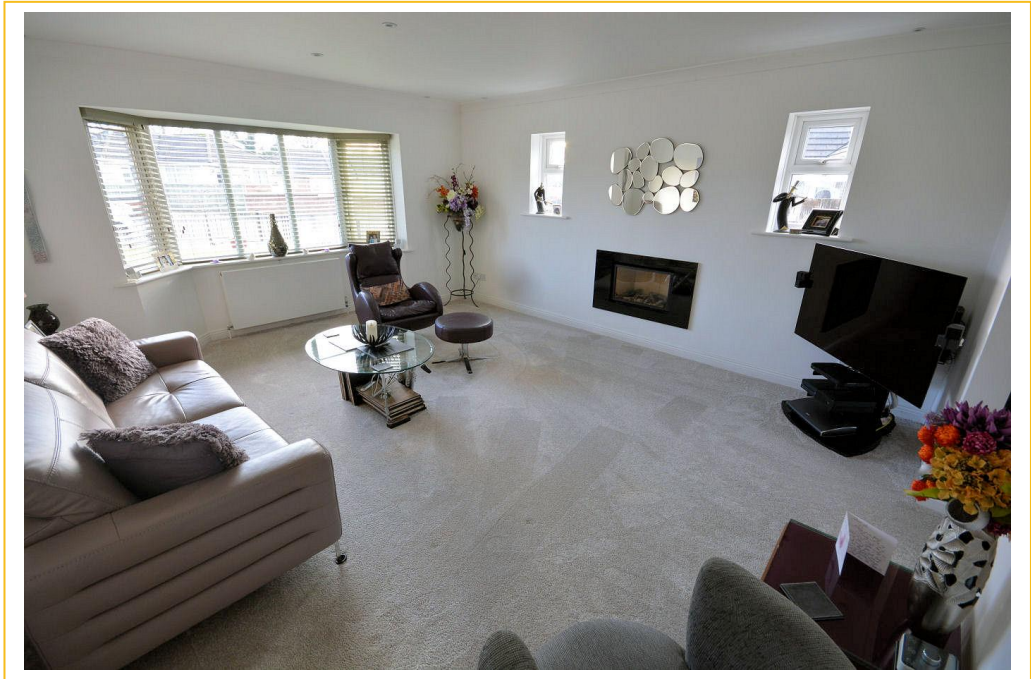


Total area: approx. 156.6 sq. metres (1685.7 sq. feet)

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 HALL 21'5" x 11'7" (MAXIMUM) (6.55m x 3.56m)**
  - \* CLOAKROOM 7'2" x 4'3" (2.19m x 1.31m)**
  - \* SITTING ROOM 17'9" x 14'6" (5.45m x 4.45m)**
  - \* DINING ROOM 11'9" x 11' (3.62m x 3.35m)**
- \* KITCHEN/BREAKFAST ROOM 14' x 10'7" (4.26m x 3.26m)**
  - \* UTILITY ROOM 10'6" x 7'2" (3.23m x 2.19m)**
- \* STAIRS RISING TO FIRST FLOOR LANDING 11'1" x 6'8" (3.38m x 2.07m)**
  - \* BEDROOM ONE 12'5" x 11'8" (3.81m x 3.59m)**
- \* EN SUITE SHOWER ROOM 12'2" x 6'6" (3.71m x 2.01m)**
  - \* BEDROOM TWO 12'5" x 10'4" (3.81m x 3.16m)**
  - \* BEDROOM THREE 11' x 8'9" (3.35m x 2.71m)**
- \* FAMILY BATHROOM 10'5" x 7'7" (3.2m x 2.34m)**
  - \* DRIVEWAY PARKING**
- \* SINGLE GARAGE 16'8" x 11'10" (5.12m x 3.38m)**
  - \* FRONT & REAR GARDENS**
- \* UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

The double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has tiled flooring, telephone point, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has frosted window to side aspect, tiled flooring, low level flush WC and pedestal wash hand basin with mixer tap and tiled splashback. The light and airy sitting room has feature bay window to front aspect, two further windows to side, TV point, inset gas fire and archway leading through to the separate dining room which has double opening 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, single sink with drainer and mixer tap, breakfast bar eating area, wood effect laminate flooring and integrated appliances to include dishwasher, fridge, freezer, oven, five ring ceramic hob and extractor fan over. Off the kitchen is the utility room which has window to rear aspect, door to side, wall mounted 'Baxi' boiler, range of floor mounted cupboards, roll top work surfaces above, part tiled walls, circular sink with drainer and mixer tap and space for freezer and washing machine.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to rear aspect, TV point and access into the en suite shower room which has frosted window to side aspect, access to eaves storage, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower. Bedrooms two and three both have windows to rear aspect with pleasant views over the rear garden. The family bathroom has window to front aspect, tiled flooring, low level flush WC, vanity unit with inset wash hand basin and mixer tap and p-shaped bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the garage which has up and over door, light and power. The rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by mature shrub and brick wall borders. Access along the side via a timber gate in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed down York Road taking the first turning right into Northbrook Road.

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

**ENERGY EFFICIENCY RATING:** 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: R1927**