

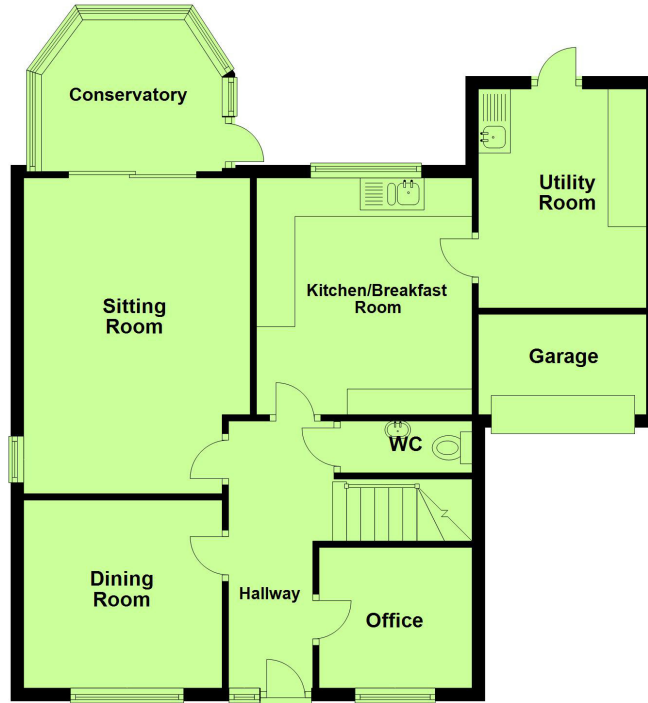
1 Kingcup Close  
Broadstone BH18 9GS

Price **£535,000** Freehold

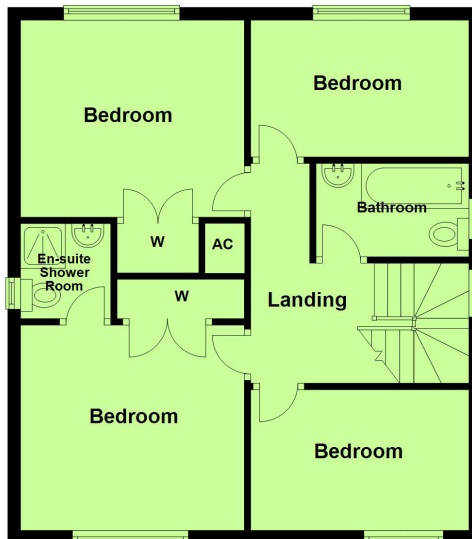


A FOUR BEDROOM, TWO BATHROOM,  
THREE RECEPTION ROOM DETACHED  
FAMILY HOME, SITUATED WITHIN  
SOUGHT AFTER SCHOOL CATCHMENTS,  
BENEFITTING FROM CONSERVATORY,  
SIZEABLE REAR GARDEN AND NO  
FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 132.1 sq. metres (1421.9 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 and 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 14'3" x 5'2" (4.36m x 1.58m)**
  - \* **CLOAKROOM 7' x 2'6" (2.13m x 0.79m)**
- \* **SITTING ROOM 16'6" x 11'6" (5.05m x 3.53m)**
- \* **CONSERVATORY 9'8" x 8'1" (2.98m x 2.46m)**
- \* **KITCHEN/BREAKFAST ROOM 12'3" x 11' (3.74m x 3.35m)**
  - \* **UTILITY AREA 11'3" x 8'3" (3.44m x 2.52m)**
  - \* **DINING ROOM 10'3" x 9'7" (3.13m x 2.95m)**
    - \* **STUDY 7'8" x 7' (2.37m x 2.13m)**
  - \* **RETURN STAIRCASE LEADING TO FIRST FLOOR**
  - \* **BEDROOM ONE 11'7" x 10'9" (3.56m x 3.32m)**
- \* **EN SUITE SHOWER ROOM 4'9" x 4'7" (1.49m x 1.43m)**
  - \* **BEDROOM TWO 11'9" x 10'3" (3.62m x 3.13m)**
  - \* **BEDROOM THREE 11'1" x 7' (3.38m x 2.13m)**
  - \* **BEDROOM FOUR 11'2" x 7'2" (3.41m x 2.19m)**
  - \* **FAMILY BATHROOM 7'8" x 5' (2.37m x 1.52m)**
    - \* **FRONT AND REAR GARDENS**
      - \* **DRIVEWAY PARKING**
      - \* **GARAGE/STORE AREA**
      - \* **UPVC DOUBLE GLAZED**
    - \* **GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

The double glazed frosted front door with matching side screen gives access into the entrance hallway with return staircase leading to the first floor and access into the cloakroom which has part tiled walls, low level flush WC and wash hand basin with mixer tap. The sitting room has frosted window to side aspect, TV point, central fireplace with inset gas fire with tiled hearth and brick surround and mantel with sliding patio doors leading to the conservatory which in turn gives access 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 and space for tall fridge/freezer and oven. Off the kitchen is the utility area which has double glazed frosted door to rear, wall mounted boiler, single sink with drainer and hot and cold tap and space for washing machine and tumble dryer. The dining room has window to front aspect and to conclude the accommodation on the ground floor is the study which has window to front aspect, TV point and telephone point.

The first floor landing has window to side aspect, loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedroom one has window to front aspect, built in wardrobes with double opening doors and access into the en suite shower room which has frosted window to side aspect, 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 fitted wardrobes with double opening doors. Bedroom three has window to rear aspect and bedroom four has window to front aspect. The modern family bathroom has frosted window to side aspect, fully tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a small area laid to mature shrubs and a block paved driveway providing off road parking for a number of vehicles in turn leading to the garage/store area which has up and over door, light and power. One of the main features of this delightful family home is the sizeable rear garden which has an area laid to patio providing ample seating with the remainder being laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side of the property via a timber gate in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout turn right into Pinesprings Drive. Kingcup Close is the third turning on the left hand side.

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

**ENERGY EFFICIENCY RATING:** To be confirmed

**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: R1949**