

12 Cotton Close  
Broadstone BH18 9AJ

Price **£575,000** Freehold



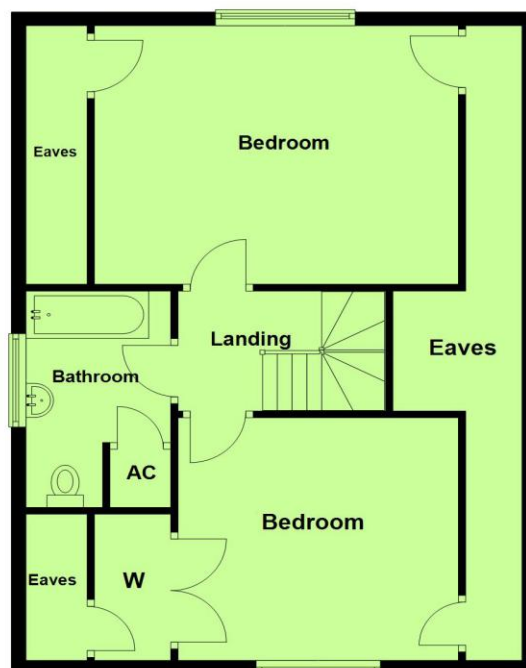
A DECEPTIVELY SPACIOUS DETACHED CHALET  
STYLE PROPERTY, SITUATED IN A QUIET  
AND SOUGHT AFTER CUL-DE-SAC LOCATION,  
REQUIRING GENERAL UPDATING AND OFFERED  
TO THE OPEN MARKET WITH NO FORWARD CHAIN.  
ON THE MARKET FOR THE FIRST TIME IN NEARLY  
40 YEARS.



Ground Floor



First Floor



Total area: approx. 169.2 sq. metres (1820.9 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 HALL 16'7" MAX x 12'8" (5.09m x 3.90m)**
- \* **SITTING ROOM 17'9" x 12'6" (5.45m x 3.84m)**
- \* **DINING ROOM 13'1" x 10'2" (3.99m x 3.10m)**
- \* **KITCHEN/BREAKFAST ROOM 17'9" x 9'6" (5.45m x 2.92m)**
- \* **BEDROOM ONE 14'1" x 12'9" (4.29m x 3.93m)**
- \* **SHOWER ROOM 7'1" x 6'1" (2.16m x 1.85m)**
- \* **RETURN STAIRCASE LEADING TO THE FIRST FLOOR**
- \* **BEDROOM TWO 16' x 12'8" (4.87m x 3.9m)**
- \* **BEDROOM THREE 12'6" x 11'4" (3.84m x 3.47m)**
- \* **FAMILY BATHROOM 10'5" MAX x 6'6" (3.2m x 2.01m)**
- \* **DOUBLE GARAGE 17' x 15'8" (5.18m x 4.81m)**
- \* **DRIVEWAY PARKING**
- \* **FRONT AND REAR GARDENS**
- \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**
- \* **POTENTIAL TO EXTEND SUBJECT TO PLANNING**









**ABOUT THIS PROPERTY**

The UPVC double glazed door with matching side screen gives access into the spacious entrance hallway which has telephone point, storage cupboard and feature return staircase leading to the first floor. The light and airy sitting room has two windows to rear aspect, sliding patio doors leading out to the side, television point, fireplace with inset gas fire with stone hearth, surround and wooden mantle. From the sitting room an archway leads through to the dining room which has window to rear aspect with pleasant views over the garden. The kitchen/breakfast room has window to front, frosted door to side, floor mounted Baxi boiler, a range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with double drainer and mixer tap, space for tall fridge/freezer, dishwasher and washing machine and integrated appliances to include oven, grill, four ring gas hob and extractor fan over. Bedroom one has window to front aspect and television point. The shower room has frosted window to side aspect, fully tiled walls, low level flush WC, vanity unit with inset wash hand basin and hot and cold taps and shower cubicle.

The first floor landing has loft access via a hatch. Bedroom two has window to rear aspect with pleasant views over the garden and beyond and access into eaves storage. Bedroom three has window to front aspect, access to eaves storage and built in cupboard with double opening doors. The family bathroom has frosted window to side aspect, airing cupboard with hot water tank, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and bath with shower attachment over.

To the front of the property is an area laid to lawn and a driveway providing off road parking in turn leading to the double garage which has electric up and over door, light, power and personal door to rear. The secluded rear garden is laid to two sections, the first of which is laid to lawn running adjacent to the property with steps leading down to the remainder which is currently being used as a vegetable garden; all of which are bound by mature shrub and timber fence borders. There is also a separate patio, which is a real sun trap, providing seating and access into the cellar.







**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit onto Higher Blandford Road. At the traffic lights proceed straight on and Cotton Close is on the left hand side.

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

**ENERGY EFFICIENCY RATING:** Band E

**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: R1965**