

12 Newlands Way
Broadstone BH18 9JH

Price **£725,000** Freehold



A VERY WELL PRESENTED FOUR BEDROOM,
THREE BATHROOM DETACHED FAMILY
BUNGALOW WITH HEATED SWIMMING POOL,
SET IN A VERY SOUGHT AFTER LOCATION
BACKING ON TO HEATHLAND.



*** ENTRANCE HALLWAY**

- * SITTING/DINING ROOM 26'8" x 11'9" (8.16m x 3.62m)**
- * KITCHEN/BREAKFAST ROOM 21'9" x 9'4" (6.67m x 2.86m)**
- * BEDROOM ONE 15' TO WARDROBE FRONTS x 9'9" (4.5m x 3.01m)**
 - * EN SUITE SHOWER ROOM 9'9" x 5'9" (3.01m x 1.79m)**
- * BEDROOM TWO 16'7" (MAXIMUM) x 11'1" (5.09m x 3.38m)**
 - * EN SUITE SHOWER ROOM 5'4" x 4'8" (1.64m x 1.46m)**
 - * BEDROOM THREE 13' x 8'8" (3.96m x 2.68m)**
- * BEDROOM FOUR 11'3" EXTENDING TO 17'2" x 10'6" (3.44m EXTENDING TO 5.24m x 3.23m)**
- * FAMILY BATHROOM 12'8" x 7'7" (3.9m x 2.34m)**
- * GARAGE/WORKSHOP 31' x 9' (9.44m x 2.74m)**

*** CAR PORT**

*** FRONT AND REAR GARDENS**

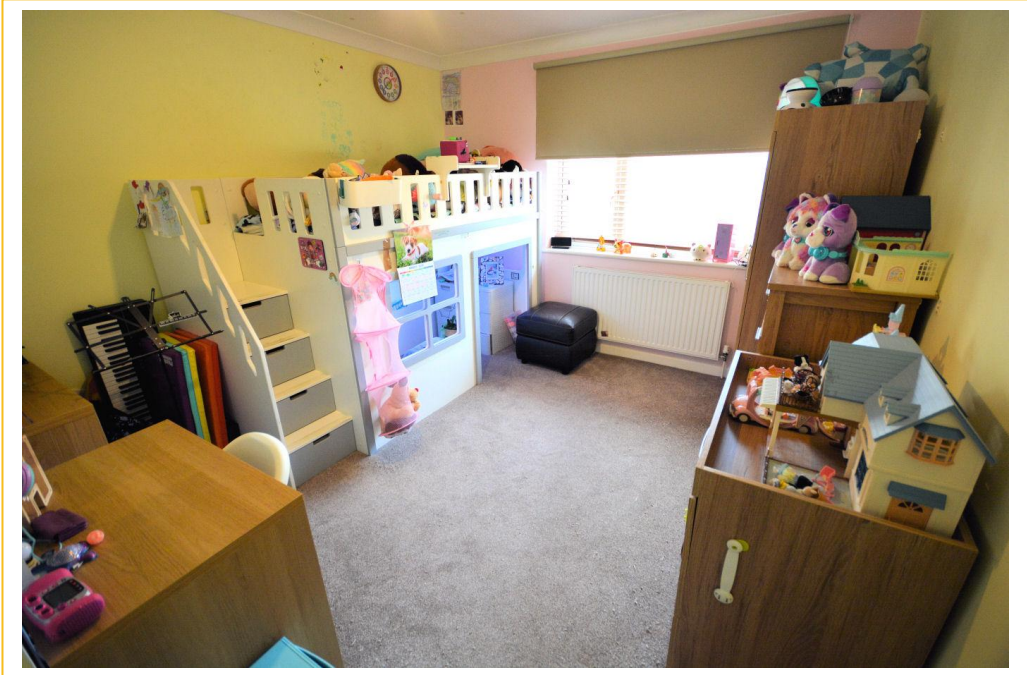
*** FEATURE HEATED SWIMMING POOL**

- * OUTSIDE CABIN 16'3" x 12'7" (4.96m x 3.87m)**
- * GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Hardwood front door leads to the entrance hallway where all principal rooms are accessed and built in storage cupboard. The sitting/dining room has triple aspect windows with fitted shutters, double opening doors to the rear garden and feature log burner with floating beam above. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, integrated dishwasher, five ring burner gas hob with extractor fan above, integrated double oven and wine fridge, breakfast bar, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, door and window to the rear and space for American style fridge/freezer.

Bedroom one has dual aspect windows to front and side with fitted shutters and built in wardrobe. The en suite shower room comprises fully tiled walk in shower, low level flush WC, wash hand basin with mixer tap and fitted mirrored medicine cabinet above, wall mounted heated towel rail, extractor fan and fully tiled walls. Bedroom two is to the rear of the property with double opening doors to the swimming pool. The en suite shower room comprises tiled shower cubicle, pedestal wash hand basin with mixer tap, low level flush WC, wall mounted heated towel rail, part tiled walls, tiled floor and extractor fan. Bedroom three has a side aspect window and access to loft space. Bedroom four is also to the side of the property. The family bathroom comprises bath with central taps, low level flush WC, pedestal wash hand basin with mixer tap, fitted shelf and mirror above, fully tiled shower cubicle, wall mounted heated towel rail, part tiled walls, tiled floor and built in airing cupboard.

The front of the property is mainly laid to off road parking leading to a carport and garage/workshop with access to loft space. The rear garden is mainly laid to artificial lawn and features an outside cabin with power and light. A particular feature of the property is the heated swimming pool which has a telescopic cover to extend its use in Spring and Autumn and is sectioned off from the garden via a picket fence.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. At the end of the road, turn left into Roman Road and then take the third turning on the right into Beacon Road. Newlands Way is the third turning on the right hand side.

COUNCIL TAX: Band F Dorset 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: R1970