

76 Upton Way
Broadstone BH18 9NA

Price **£575,000** Freehold

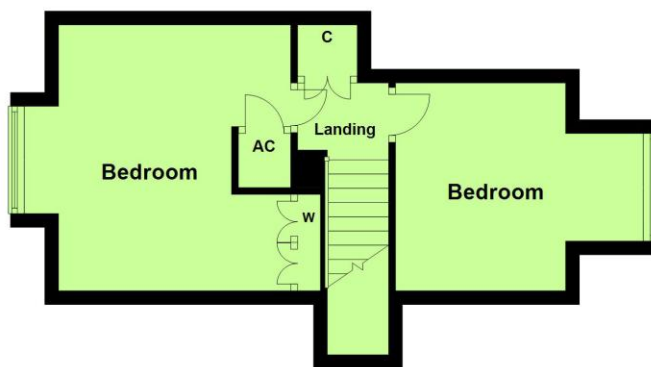


A MATURE CHALET BUNGALOW WHICH HAS BEEN CAREFULLY MAINTAINED IN A QUIET, SOUGHT AFTER LOCATION, WITH AN EASY WALK TO LOCAL SHOPS AND DORSET HEATHLAND AND WITHIN POPULAR SCHOOL CATCHMENTS. POTENTIAL TO IMPROVE AND MODERNISE.

Ground Floor



First Floor



Total area: approx. 127.3 sq. metres (1369.9 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.

- * PORCH 8'3" x 2'9" (2.52m x 0.88m)**

- * ENTRANCE HALL 11'4" x 10'6" (3.47m x 3.23m)**

- * SITTING ROOM 17'7" x 11'5" (5.39m x 3.51m)**

- * KITCHEN/DINER 18'3" x 10'8" (5.57m x 3.29m)**

- * UTILITY AREA 13'5" x 3'9" (4.11m x 1.18m)**

- * BEDROOM ONE 14'5" x 10'9" (4.41m x 3.32m)**

- * BEDROOM TWO 12'8" x 11' (3.91m x 3.35m)**

- * SHOWER ROOM 9'2" x 5'1" (MAXIMUM) (2.81m x 1.55m)**

- * CLOAKROOM 6'2" x 2'8" (1.88m x 0.85m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM THREE 13' x 11'9" (3.96m x 3.62m)**

- * BEDROOM FOUR 11'9" INTO BAY x 9'9" (3.62m x 3.01m)**

- * SIZEABLE MATURE PLOT**

- * AMPLE OFF ROAD PARKING**

- * DETACHED DOUBLE GARAGE**

- * MAJORITY DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Sliding patio doors lead through to the porch which in turn via a timber glazed door with matching side screens give access into the spacious entrance hallway which has understairs storage cupboard and stairs rising to the first floor. The light and airy sitting room has windows overlooking the spacious front garden, two further feature circular windows, TV point and central fireplace with inset electric fire with tiled hearth, surround and mantel. The kitchen/diner has two windows with up close views of the rear garden, pantry, range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and hot and cold tap, part tiled walls and space for oven and slimline dishwasher. Off the kitchen, a double glazed frosted door leads through to the utility area which has built in cupboard, wall mounted 'Vaillant' boiler, window to rear and side, space and plumbing for washing machine and double glazed door giving access to the side.

Bedroom one has windows to front garden, telephone point and built in wardrobes with double opening doors with cupboards above. Bedroom two has window to rear with pleasant views over the garden and fitted wardrobe with double opening doors with cupboards above. The shower room has frosted window to side aspect, fully tiled walls, towel ladder radiator, pedestal wash hand basin with hot and cold tap and shower cubicle with shower. The separate cloakroom has frosted window to side aspect, part tiled walls and low level flush WC.

The first floor landing has a built in cupboard with double opening doors. Bedroom three has window to side aspect, telephone point, access to eaves storage, loft access via a hatch and a number of built in cupboards. Bedroom four has feature bay window to side aspect.

One of the main features of this delightful property is the sizeable plot it occupies with the front being predominantly laid to lawn with mature shrub borders. A tarmac driveway provides off road parking for a number of vehicles and in turn leads along the side of the property to the detached double garage which has two remotely operated up and over doors, light, power and personal door to side. The rear garden is split into two sections; the first of which is laid to lawn and an area laid to patio with timber gate leading to the remainder which is laid to mature shrubs and a number of fruit trees, all of which are bound by timber fence borders.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and then follow the road round to the right into Upton Way.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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PRIVACY POLICY

Please see our website for further details.

REF: R1951