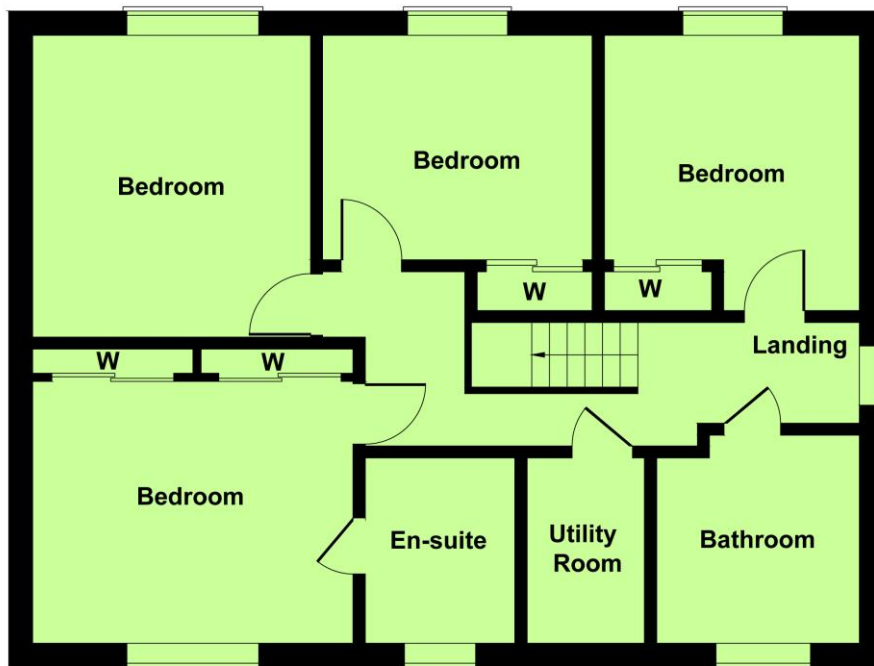


91 Greenhayes  
Broadstone BH18 8LZ

Price **£575,000** Freehold



A FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BOASTING WELL PRESENTED AND WELL PROPORTIONED ACCOMMODATION THROUGHOUT, BENEFITTING FROM KITCHEN/DINING ROOM, SPACIOUS SITTING ROOM AND DETACHED DOUBLE GARAGE.



FIRST FLOOR

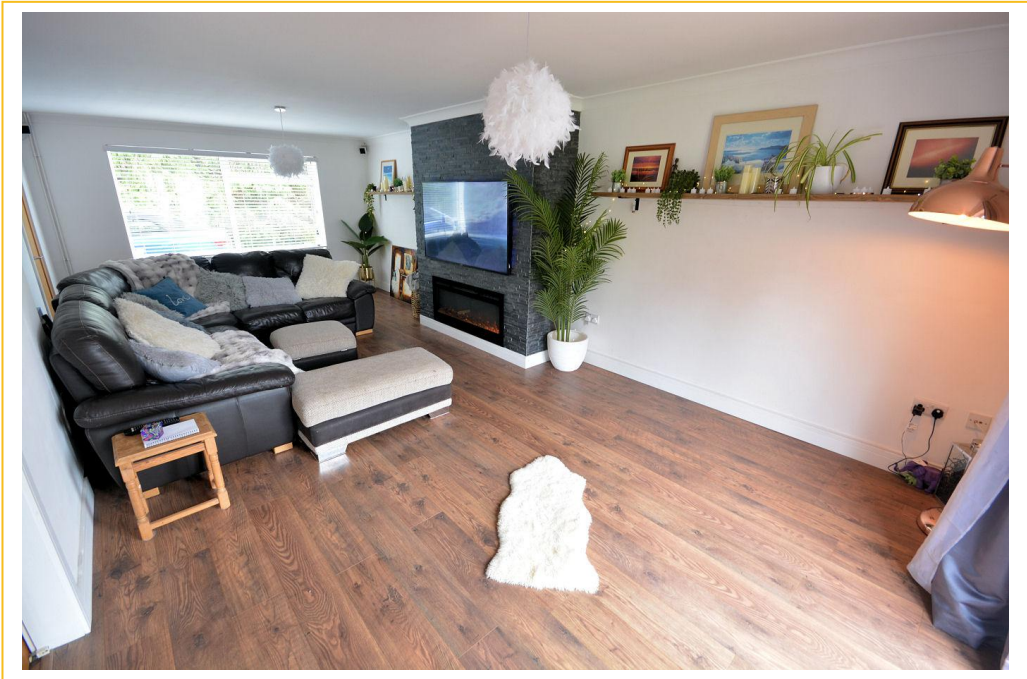


GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

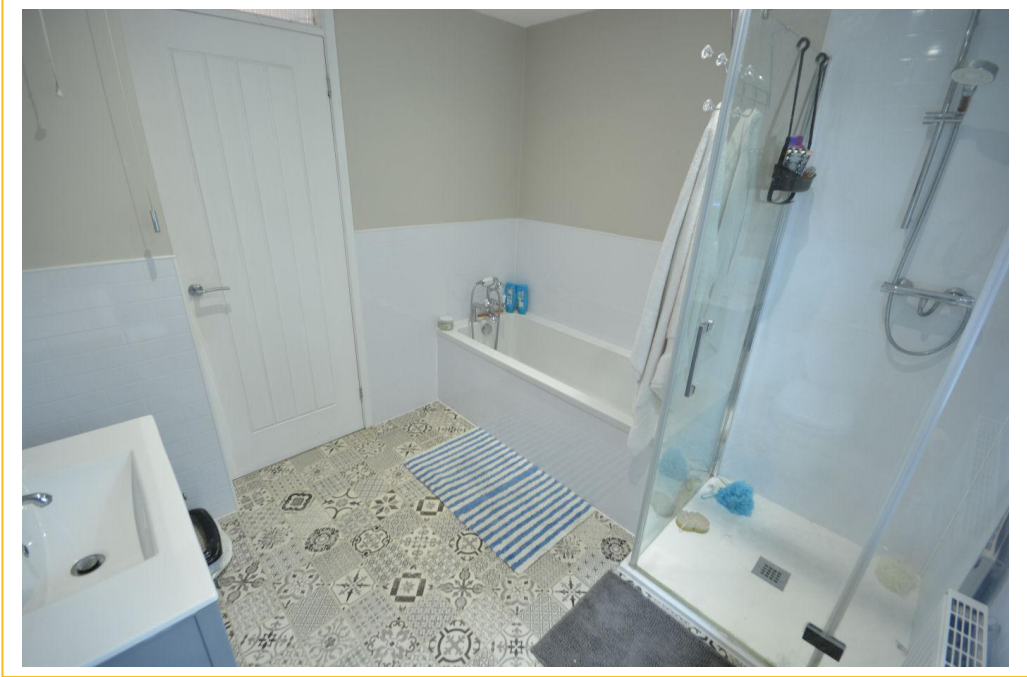
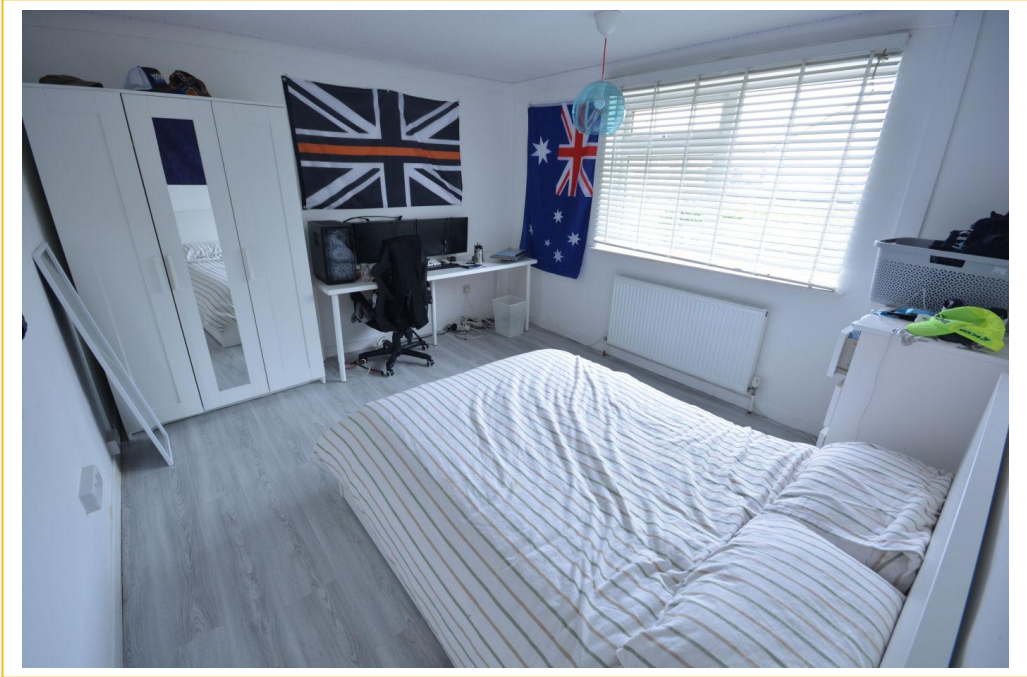


- \* **ENTRANCE HALLWAY 11'6" x 4'2" (3.53m x 1.28m)**
  - \* **CLOAKROOM 6'6" x 4'6" (2.01m x 1.41m)**
  - \* **SITTING ROOM 24'7" x 12'4" (7.52m x 3.77m)**
- \* **KITCHEN/DINING ROOM 20'6" x 14' (6.27m x 4.26m)**
- \* **STUDY 14'5" (MAXIMUM) x 10'4" (4.41m x 3.16m)**
  - \* **STAIRS RISING TO FIRST FLOOR LANDING**
  - \* **UTILITY ROOM 8'3" x 5'1" (2.52m x 1.55m)**
- \* **BEDROOM ONE 13'1" x 12'2" TO WARDROBE FRONTS (3.99m x 3.71m)**
  - \* **EN SUITE SHOWER ROOM 7'5" x 6'2" (2.28m x 1.88m)**
  - \* **BEDROOM TWO 12'8" x 11'3" (3.91m x 3.44m)**
  - \* **BEDROOM THREE 11'3" x 10'6" (3.44m x 3.23m)**
- \* **BEDROOM FOUR 10'1" x 9'3" TO WARDROBE FRONTS (3.07m x 2.83m)**
  - \* **FAMILY BATHROOM 8'4" x 8'4" (2.56m x 2.56m)**
    - \* **FRONT & REAR GARDENS**
    - \* **DRIVEWAY PARKING**
    - \* **DETACHED DOUBLE GARAGE**
- \* **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**









**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the entrance hallway which has wood effect flooring, stairs rising to first floor and access into the cloakroom which has frosted window to front aspect, wood effect flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The spacious sitting room has window to front aspect, double opening doors leading to the rear garden, wood effect flooring, TV point and feature central fireplace with inset electric fire. The kitchen/dining room has window and double opening doors to the rear, sliding doors to the sitting room, understairs storage cupboard, range of wall and floor mounted cupboards, wooden work surfaces over, double 'Butler' style sink with mixer tap, a number of pan drawers, breakfast bar eating area, wine rack and integrated appliances to include wine cooler, fridge, freezer, dishwasher, oven, grill, microwave, five ring induction hob, extractor fan over and wood effect flooring. To complete the accommodation on the ground floor is the study which has window to front aspect and wood effect flooring.

The first floor landing has window to side aspect, loft access via a hatch and access into the utility room which has part tiled walls and space for washing machine and tumble dryer with roll top work surface over. Bedroom one has window to front aspect, TV point and a range of fitted wardrobes with double opening doors. The en suite shower room has window to front aspect, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap with fitted mirror above and walk in shower cubicle with shower. Bedrooms two, three and four all have windows to rear aspect with pleasant views over the garden with bedrooms three and four benefitting from fitted wardrobes. The family bathroom has window to front aspect, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap with fitted mirror above, shower cubicle with shower and bath with mixer tap and shower attachment over.

To the front of the property is an area laid to lawn with mature shrubs and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the detached double garage which has up and over door, window to side, 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, two further areas laid to patio, all of which are bound by timber fence and brick wall borders. Access along the side in turn leads to the front.







**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road and take the last turning on the left into Fontmell Road. Greenhayes is the first turning on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band D

**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: R1971**