

17 Tadden Walk
Broadstone BH18 9NU

Price Guide **£500,000 - £525,000** Freehold



A VERY WELL PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME SET IN A POPULAR
CUL-DE-SAC LOCATION IN BROADSTONE.
BENEFITTING A LARGE CONSERVATORY.



* **ENTRANCE HALLWAY**

* **DOWNSTAIRS CLOAKROOM**

* **KITCHEN/LIVING AREA 24'7" MAX x 21'4" MAX (7.52m x 6.52m)**

* **CONSERVATORY 16' x 12'4" (4.87m x 3.77m)**

* **OFFICE/THIRD RECEPTION 16'8" MAX x 8'2" (5.12m x 2.49m)**

* **BEDROOM ONE 13'4" x 12'4" (SLOPING CEILING) (4.08m x 3.77m)**

* **BEDROOM TWO 12'1" x 8'6" (3.68m x 2.62m)**

* **BEDROOM THREE 10'7" x 8'9" (3.26m x 2.71m)**

* **BEDROOM FOUR 10'4" MAX x 7'4" (3.16m x 2.25m)**

* **FAMILY BATHROOM 6'9" x 6'1" (2.11m x 1.85m)**

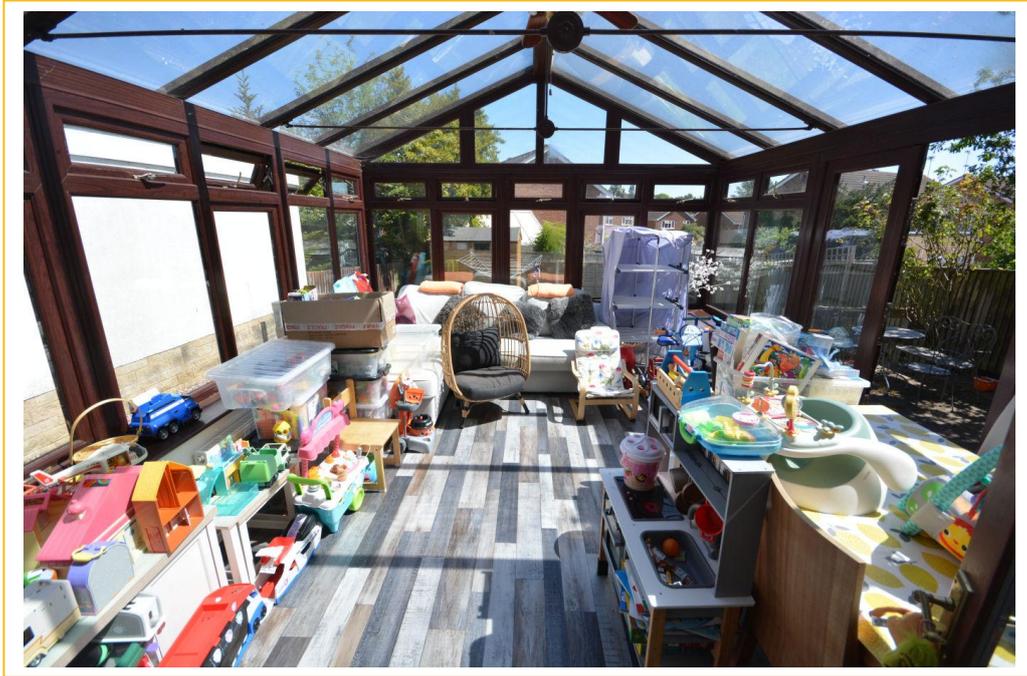
* **DOUBLE GLAZED**

* **GAS FIRED CENTRAL HEATING**

* **REAR GARDEN**

* **DRIVEWAY PARKING**







ABOUT THIS PROPERTY

Front door leads to the entrance hallway with downstairs cloakroom comprising low level flush WC, pedestal wash hand basin with mixer tap and obscured window. The open plan kitchen/living area is a particular feature of the property with the kitchen having a range of wall mounted and base storage cupboards and drawers, five ring burner gas hob with extractor fan over, integrated double oven and microwave, one and a half bowl single drainer sink unit with mixer tap, wall mounted gas fired central heating boiler, part tiled walls and window to front aspect. The living area comprises a built in storage cupboard, double opening doors leading to the patio area and further double opening doors to the conservatory with triple aspect windows and doors in turn leading to the rear garden. There is an office to the front of the property with additional storage area.

Stairs lead from the entrance hallway to the first floor landing via a return staircase, access to loft space, built in airing cupboard housing the hot water cylinder and slatted shelving above. There are four double bedrooms with bedroom one having the benefit of built in wardrobes. The family bathroom comprises a white suite, panel enclosed bath with dual action showers and shower screen and wall mounted shower, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, built in cupboards, wall mounted heated towel rail, obscured window and fully tiled walls.

Outside, the rear garden is laid to a paved patio and area laid to lawn with shrub and herbaceous borders. The front of the property is predominantly laid to block paving for off road parking.





DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and then take the second turning left into Sandford Way and then turn first right into Tadden Walk.

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

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: R1995