

45 Anvil Crescent  
Broadstone BH18 9DY

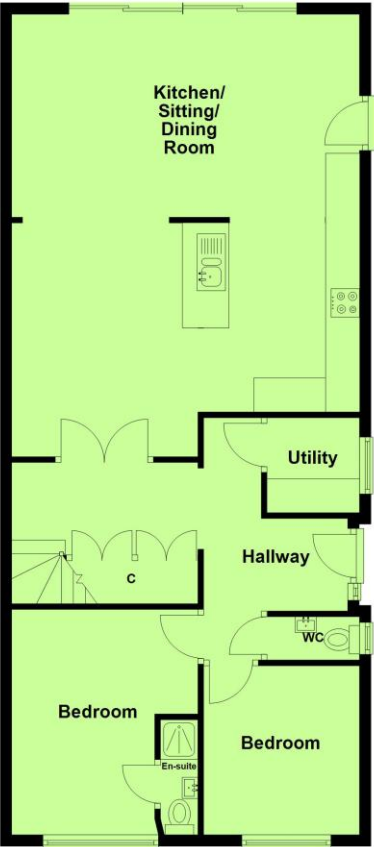
Price **£685,000** Freehold



FINISHED TO A HIGH SPECIFICATION THROUGHOUT THIS RECENTLY EXTENDED AND MODERNISED FIVE BEDROOM DETACHED FAMILY HOME OFFERS VERSATILE LIVING ACCOMMODATION, AND BENEFITS A LARGE REAR GARDEN.



Ground Floor



First Floor



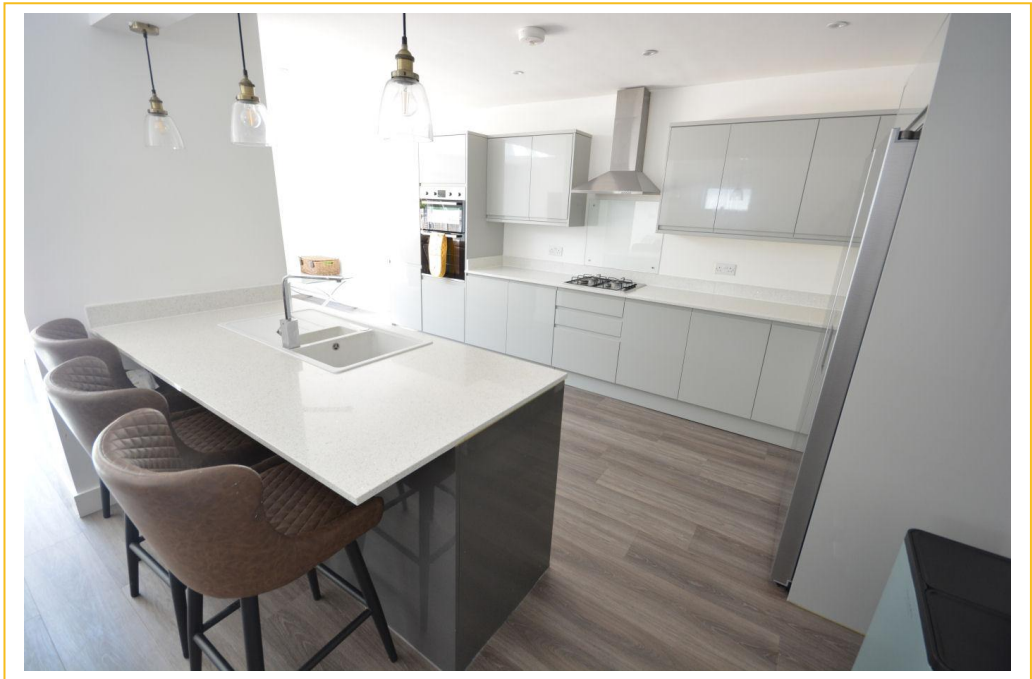
Outbuilding



Total area: approx. 162.2 sq. metres (1745.4 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.

- \* **HALLWAY 20'2" (MAXIMUM) X 14'4" (MAXIMUM) (6.15m x 4.38m)**
- \* **DOWNSTAIRS CLOAKROOM 5'5" X 2'8" (1.67m x 0.85m)**
- \* **UTILITY ROOM 5'9" X 5'5" (1.79m x 1.67m)**
- \* **KITCHEN/SITTING/DINING ROOM 27'1" X 21'1" (8.26m x 6.43m)**
- \* **GROUND FLOOR BEDROOM ONE 13'4" X 10'9" (4.08m x 3.32m)**
- \* **EN SUITE 7' X 2'6" (2.13m x 0.79m)**
- \* **GROUND FLOOR BEDROOM FOUR 10'2" X 9'8" (3.10m x 2.98m)**
- \* **FIRST FLOOR LANDING 12'6" X 11' (3.84m x 3.35m)**
- \* **BEDROOM TWO 15' X 12'1" TO WARDROBE FRONT (4.57m x 3.68m)**
- \* **BEDROOM THREE 15' (MAXIMUM) X 13'9" (4.57m x 4.23m)**
- \* **BEDROOM FIVE 8'6" X 8'5" (2.62m x 2.59m)**
- \* **FAMILY BATHROOM 7'7" X 6' (2.34m x 1.82m)**
- \* **OUTBUILDING ACCOMMODATION**
- \* **KITCHEN/SITTING ROOM 13' X 12'8" (3.96m x 3.9m)**
- \* **BEDROOM 12'6" X 7'5" (3.84m x 2.28m)**
- \* **SHOWER ROOM 4'9" X 4'5" (1.49m x 1.37m)**
- \* **LARGE SOUTH FACING REAR GARDEN**









**ABOUT THIS PROPERTY**

The front door leads to the spacious entrance hallway which has inset spotlighting and a built in meter cupboard and understairs storage. The downstairs cloakroom has low level flush WC, wash basin with mixer tap and vanity unit beneath. The spacious kitchen/sitting/dining room has been extended by the current owners with the kitchen having a range of wall mounted and base storage cupboards and drawers, integrated double oven, four ring burner gas hob with extractor fan above, space for American style fridge/freezer, feature island with storage and one and a half bowl single drainer sink unit with mixer tap, inset spotlighting and feature ceiling lantern to the sitting area, double sliding doors to the rear garden and additional door to the side aspect. The utility room has wall mounted cupboards, space and plumbing for washing machine and tumble dryer and wall mounted gas fired central heating boiler. There are two downstairs bedrooms, both to the front of the property. The larger of the two benefits from inset spotlighting and an en suite shower room comprising low level flush WC, wash basin with mixer tap and vanity unit beneath, tiled shower cubicle, extractor fan and inset spotlighting.

Stairs lead from the entrance hallway to the first floor landing which has undereaves storage. There are three bedrooms to the first floor with the largest having built in wardrobes. Additional undereaves storage and inset spotlighting to the landing and bedrooms. The family bathroom comprises low level flush WC, wash basin with mixer tap and vanity unit beneath, fitted mirror, wall mounted heated towel rail, P shaped bath with mixer tap and shower screen and dual action showers.

Outside, the sizeable rear garden is mainly laid to lawn with feature patio, summer house/store and feature outbuilding. The front of the property is laid to attractive block paving for off road parking which leads to the single garage.

**Outbuilding accommodation**

A glazed door leads into the kitchen/sitting room which has inset spotlighting and a range of cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap and integrated oven with four ring burner electric hob. The double bedroom has obscured triple aspect windows and inset spotlighting. The shower room comprises low level flush WC, wash basin with mixer tap and vanity unit beneath and tiled corner shower cubicle with wall mounted shower.

The summer house/store measures 14'3" x 6'8" (4.35m x 2.07m).





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and then take the first turning on the left hand side into Anvil Crescent.

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

**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: R2017**