

2 Greensleeves Avenue
Broadstone BH18 8BL

Price **£850,000** Freehold

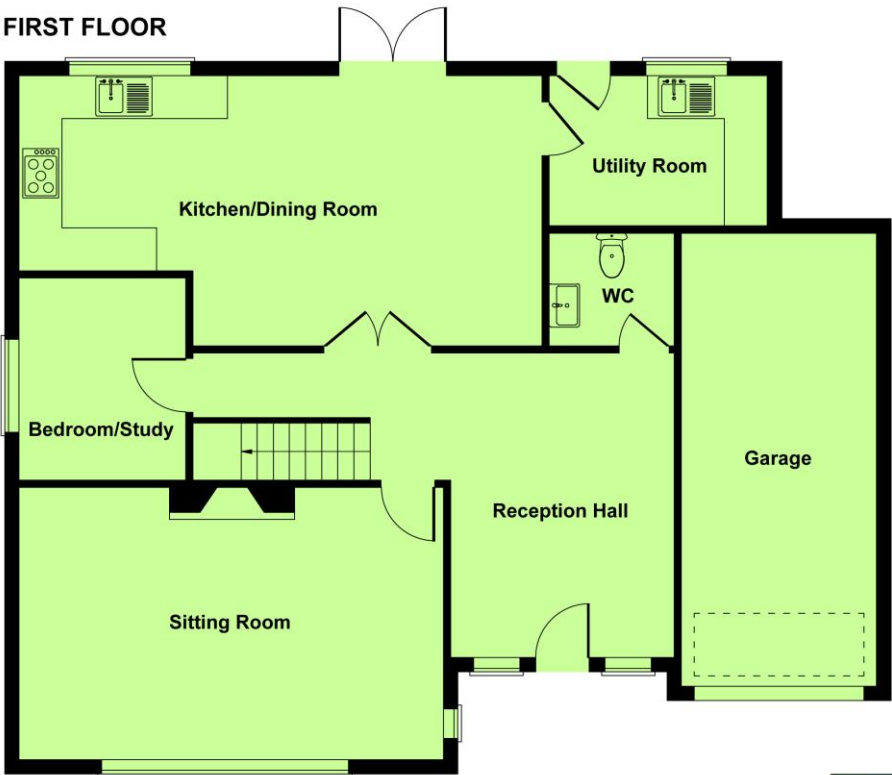


A FOUR/FIVE BEDROOM, THREE BATHROOM
DETACHED FAMILY HOME SITUATED IN A
HIGHLY SOUGHT AFTER RESIDENTIAL
LOCATION. AN INTERNAL VIEWING IS A
MUST TO FULLY APPRECIATE.

Approximate Gross Internal Area
1879 sq ft - 175 sq m
(Excluding Garage)



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



- * RECEPTION HALL 22'5" (MAXIMUM) x 14'2" (MAXIMUM)
(6.85m x 4.32m)**
- * CLOAKROOM 5'9" x 5'1" (1.79m x 1.55m)**
- * SITTING ROOM 19'9" x 12'8" (6.07m x 3.09m)**
- * KITCHEN/DINING ROOM 24'9" x 12'7" (7.59m x 3.87m)**
- * UTILITY ROOM 10'2" x 7' (3.1m x 2.13m)**
- * STUDY/BEDROOM 9'5" x 7'9" (2.89m x 2.41m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 14'8" x 12'9" (4.51m x 3.93m)**
- * EN SUITE SHOWER ROOM 9'6" x 6' (2.93m x 1.83m)**
- * BEDROOM TWO 12'8" x 11'1" (3.89m x 3.38m)**
- * EN SUITE SHOWER ROOM 8'4" x 3'2" (2.56m x 0.97m)**
- * BEDROOM THREE 12'8" x 12'2" (3.89m x 3.71m)**
- * BEDROOM FOUR 9'6" x 9'4" (2.92m x 2.86m)**
- * FAMILY BATHROOM 9'7" x 5'6" (2.95m x 1.71m)**
- * FRONT & REAR GARDENS**
- * OFF ROAD PARKING & SINGLE GARAGE**
- * UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The frosted front door with matching side screens gives access into the spacious reception hall which has stairs rising to the first floor, understairs storage cupboard, wood effect laminate flooring and access into the cloakroom which has vanity unit with inset wash hand basin and mixer tap with tiled splashback, low level flush WC and wood effect laminate flooring. The light and airy sitting room has windows to front and side, TV point, telephone point, range of fitted cupboards and central fireplace with concrete hearth and wooden mantel. The kitchen/dining room has window and double opening doors to rear, wood effect laminate flooring, range of wall and floor mounted cupboards, Oak work surfaces over, one and a quarter single sink with drainer and mixer tap, island unit providing seating and further storage, space for American style fridge/freezer and Range cooker, two nests of pan drawers and integrated appliances to include wine cooler and dishwasher. The utility room has window and door to rear, range of wall and floor mounted cupboards, work surfaces over, one and a quarter single sink with drainer and mixer tap, wood effect laminate flooring and space for washing machine and tumble dryer. To conclude the accommodation on the ground floor is the study/bedroom which has window to side and built in desk with drawers.

The first floor landing has window to side, loft access via two hatches and storage cupboard with slatted shelving. Bedroom one has window to front, TV point, dressing area and access into the en suite shower room which has frosted window to rear, towel ladder radiator, part tiled walls, tiled flooring, low level flush WC, "His & Hers" vanity unit with wash hand basin and mixer taps and walk in shower cubicle with shower. Bedroom two has window to rear, range of fitted wardrobes, TV point and access into the en suite shower room which has frosted window to side, low level flush WC, wood effect laminate flooring, vanity unit with inset wash hand basin and mixer tap with tiled splashback and shower cubicle with shower. Bedroom three has window to front, built in storage cupboard and a range of fitted furniture to include wardrobes and drawers. Bedroom four has window to rear with pleasant views over the garden. The family bathroom has frosted window to rear, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with shower over.

To the front of the property is an area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the single garage which has electric roller up and over door, light and power. The secluded rear garden has a decked area running adjacent to the property providing ample seating with the remainder being tiered and laid to lawn, all of which are bound by timber fence, mature shrub and brick wall borders. Covered area to the side with power and light. Access along the side via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Take the third turning on the left into Upper Golf Links Road and Greensleeves Avenue is the third turning on the right hand side.

COUNCIL TAX: Band F BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band E

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: R2159