

**25 Meadow Rise, Broadstone,
BH18 9ED**

**Price Guide:
£700,000-£725,000
Freehold**



A superbly presented four/five bedroom family home situated in this quiet cul-de-sac location. The property offers flexible accommodation with bedrooms located to both the ground and first floor and a particular feature is the superbly appointed kitchen/family room with underfloor heating, which enjoys an outlook over the rear gardens. The property benefits from gas fired heating with radiators and UPVC double glazing and there are fitted wardrobes to all of the bedrooms, the master bedroom having a walk in closet, an en-suite shower room and enjoying far reaching views over Broadstone. A driveway provides off road parking for a number of vehicles and the rear garden enjoys a large degree of privacy with two covered seating areas, patio, lawn and a summer house.

PILLARED COVERED ENTRANCE PORCH/CARPORT

Inset downlighting, contemporary wooden front door with glazed side screen leads to:

RECEPTION HALL Smooth plastered ceiling with inset downlighting, understairs storage cupboard, radiator, ceramic tiled floor

CLOAKROOM Suite comprising of a wash hand basin with tiled splashback with centre mixer tap and cabinet below, WC with concealed cistern and mirror fronted linen cupboard above with shelving, smooth plastered ceiling with inset downlighting, window, chrome heated towel rail and continuation of the flooring from the reception hall

LOUNGE 17' 10" x 11' 4" (5.44m x 3.45m) Smooth plastered ceiling with picture window to the front aspect, two windows to the side aspect and then UPVC French doors with adjoining side screen opening to the patio and rear garden, light dimmer control switch, space for wall mounted TV with TV aerial connection and contemporary tall radiator

KITCHEN/FAMILY ROOM 18' 1" x 18' 1" (5.51m x 5.51m)

Fitted with a range of units comprising of one and a half bowl sink unit with Quooker boiling water tap and adjacent quartz worktop surfaces with a range of soft close drawers and base storage cupboards below and a built in slimline dishwasher, inset Neff induction hob with extractor canopy above with adjacent wall mounted units and open shelving with downlighting, two Neff electric ovens with wine cooler below, central quartz island with drawers and base storage cupboards under also providing a breakfast bar area, space for an American style fridge/freezer, built in upholstered bench style seating with breakfast table and chairs, tall contemporary radiator, smooth plastered ceiling with inset downlighting, continuation of the ceramic flooring, space for wall mounted TV with TV aerial connection, underfloor heating, UPVC double glazed window overlooks the rear garden and UPVC French doors with adjoining side screen lead to the patio and gardens. Generous utility cupboard with worktop surfaces with space and plumbing available for an automatic washing machine and tumble drier, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, smooth plastered ceiling with automatic inset downlighting

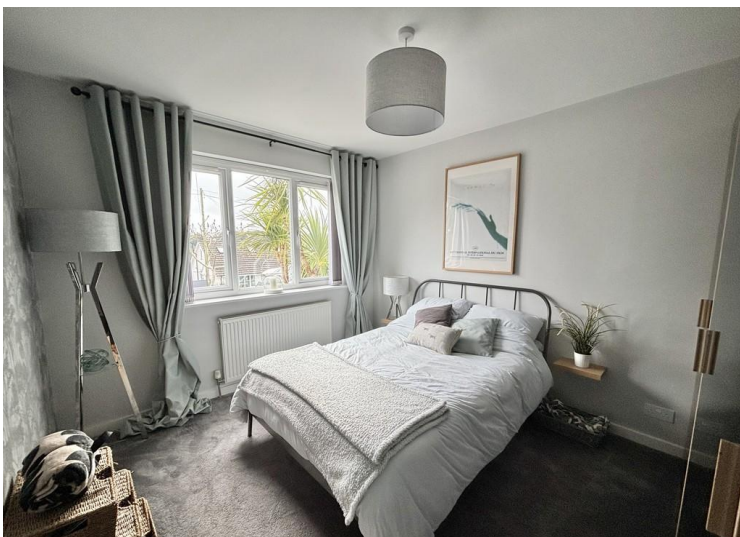
BEDROOM 4 9' 10" x 12' (3m x 3.66m) Smooth plastered ceiling, radiator, window with outlook to the front aspect, built in double wardrobe

BEDROOM 5/STUDY 9' 8" x 8' (2.95m x 2.44m) Radiator, window to front aspect, smooth plastered ceiling, window to side aspect, built in double wardrobe

STAIRCASE LEADS FROM RECEPTION HALL To:

FIRST FLOOR LANDING Large Velux window to the side aspect, loft hatch with sliding ladder gives access to the roof space which has boarding, double doors open to:

BEDROOM 1 14' 4" x 14' plus closet (4.37m x 4.27m) Smooth plastered ceiling, radiator, access to an eaves storage space, wall mounted chest of drawers, wall mounted bedside lights and double doors open to a walk in closet with LED lighting and a range of countertops, drawers and hanging space, wood effect laminate flooring



EN-SUITE SHOWER ROOM A white suite comprising of walk in shower cubicle with wall mounted hand held shower controls and rain shower head, glazed shower screen, WC, countertop sink unit with centre mixer tap and two drawers below, smooth plastered ceiling with inset downlighting, chrome heated towel rail, window, extractor fan, ceramic tiled floor, fully tiled walls

BEDROOM 2 18' 2" x 10' 6" (5.54m x 3.2m) Smooth plastered ceiling, radiator, access to eaves storage space, large Velux window to the side aspect and further window overlooking the rear garden, built in double door and single wardrobe unit

BEDROOM 3 9' 9" x 8' 11" (2.97m x 2.72m) Smooth plastered ceiling, radiator, large Velux window to the side aspect and feature window overlooking the rear garden, built in double door wardrobe unit with two drawers below, access to eaves storage space

BATHROOM White suite comprising of a shower bath with wall mounted shower attachment, glazed shower screen, WC, countertop sink unit with two drawers below and mirror fronted medicine cabinet, smooth plastered ceiling with inset downlighting, extractor fan, window to side aspect, chrome heated towel rail, wood effect LVT flooring

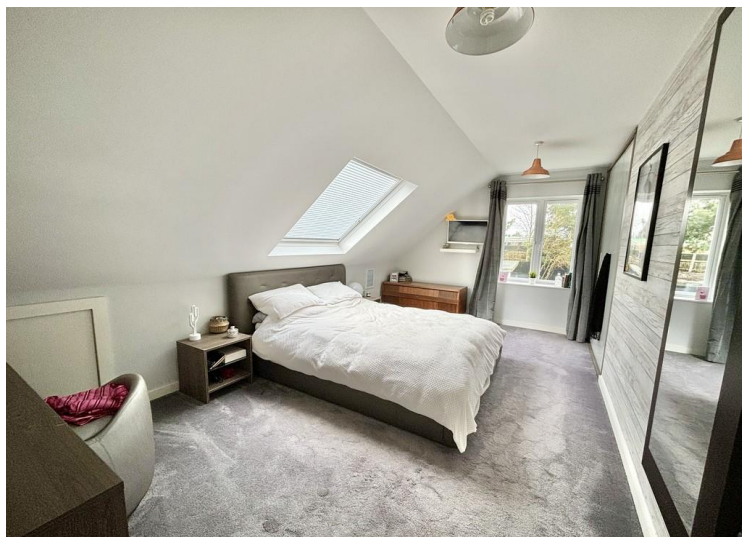
OUTSIDE - FRONT The property is approached over a block edged wide tarmac driveway providing off road parking for numerous vehicles. There is then a low maintenance raised area of garden being laid to stone chippings with borders stocked with a number of specimen palms and a mature magnolia. The driveway continues along the right hand side of the house and leads to the GARAGE fitted with an up and over door, the garage has power and light available, a UPVC double glazed window to the side aspect and UPVC double glazed door. A wide gateway between the garage and the property gives access to:

OUTSIDE - REAR There is firstly a generous paved patio area with bench style seating with adjacent raised border and an area of stone chipping providing a covered seating area where there is lighting and a water tap. A couple of steps then lead up to a level area of lawn with stocked shrub borders and also a substantial cabin style summer house with covered seating area. The rear garden is enclosed by timber panelled fencing.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14450





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	76	85
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Ground Floor



First Floor

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk