

**10 Fontmell Road, Broadstone,
BH18 8NW**

**£525,000
Freehold**



A beautifully presented, modern four bedroom chalet house situated in a sought after location in Broadstone. The property has been very well maintained inside and outside and offers bright and airy versatile accommodation, with two bedrooms and a shower room on the ground floor, and a further two bedrooms and a bathroom on the second floor. Other benefits include the triple length garage, a fully glazed conservatory across the entire rear looking over the garden. A brand new boiler, hot water cylinder and balanced flu gas fire were fitted to the property in October 2023. **VENDOR SUITED.**

ENTRANCE HALLWAY 14' 8" x 5' 10" (4.47m x 1.78m)
Panneled wood doors lead to all first floor rooms, gas radiator and stairway leads to first floor

KITCHEN 11' 2" x 10' 7" (3.4m x 3.23m) Extensive range of white Shaker style units to include drawers and cupboards to both base and eye level with granite effect worksurfaces, sink unit with single drainer, waste bowl and mixer tap over, space and plumbing for dishwasher, integrated Neff washing machine, space for low level fridge, built-in oven with four ring gas hob and extractor hood over. An extended work surface creates a small breakfast area. Double glazed window to rear elevation, radiator, splashback areas and a small hatch into dining area

LOUNGE/DINING ROOM 27' 6" x 12' max. (8.38m x 3.66m)
A spacious room with sliding patio doors into a large conservatory, large UPVC double glazed bay window to front elevation, 'balanced flu' gas fire with marble hearth (new in October 2023), two radiators

CONSERVATORY 22' 7" x 9' 3" (6.88m x 2.82m) Large fully glazed conservatory to include roof with side access some opening windows and large sliding doors to the rear garden, single door into the kitchen and double sliding patio door into the lounge/dining room

BEDROOM 3 10' 8" x 7' 8" to 10' max. (3.25m x 3.05m)
UPVC double glazed window to rear elevation, radiator

BEDROOM 4/STUDY 8' 2" x 8' 2" (2.49m x 2.49m) UPVC double glazed window to front elevation, radiator

SHOWER ROOM A modern white suite to comprise low flush WC, sink unit with storage cupboard below, mixer tap and large corner shower cubicle, fully tiled walls, radiator and opaque glazed window to side elevation

STAIRS LEAD TO:

FIRST FLOOR LANDING 11' 4" x 6' (3.45m x 1.83m) UPVC double glazed window to front elevation, balustrade enclosing stairway, airing cupboard housing hot water cylinder and storage

BEDROOM 1 13' 9" max. x 12' 1" (4.19m x 3.68m) UPVC double glazed window to front elevation, large mirrored sliding doors enclose a large built in wardrobe with hanging and shelving, radiator

BEDROOM 2 14' 9" x 10' 1" (4.5m x 3.07m) UPVC double glazed window to front elevation, small sink unit with mixer tap and storage cupboard built in below, radiator, cupboard into the eaves storage housing new gas fired Vaillant boiler (new in October 2023)

BATHROOM A modern white bathroom to comprise panelled bath with shower over, wash hand basin with cupboard below and low flush WC, fully tiled walls, chrome heated towel radiator, opaque UPVC double glazed window to rear elevation

OUTSIDE - FRONT The front of the property has a large block paved driveway for several vehicles and leads to the GARAGE at the side of the house. there is a brick wall that encloses the front of the garden and a beautifully manicured planted garden with many different shrubs and plants.



TRIPLE LENGTH GARAGE 42' 1" x 8' 2" (12.83m x 2.49m)

An up over garage door leads into this triple length garage with plenty of storage and further storage units and work surface to the rear. Glazed window to the rear UPVC glazed door into rear garden, light and power

OUTSIDE - REAR East facing rear garden with part lawn and part patio, access to the side and to the triple length garage from the rear garden which is enclosed by panelled fencing and there is a summer house, a shed and a greenhouse.

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

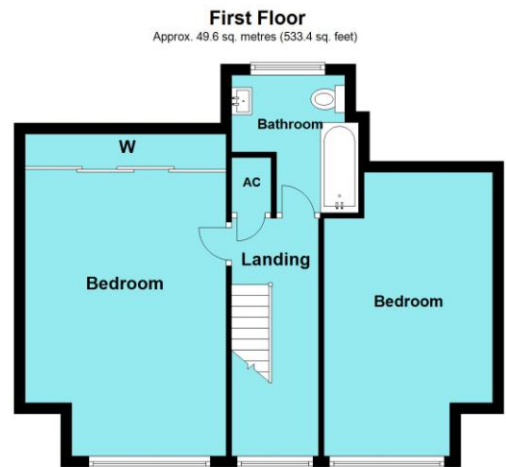
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 172.2 sq. metres (1853.9 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 or 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.

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