

25 Fontmell Road
Broadstone BH18 8NL

Price **£650,000** Freehold



A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS UNIQUE DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM A SIZEABLE AND SECLUDED WESTERLY FACING REAR GARDEN. AN INTERNAL VIEWING IS A MUST.



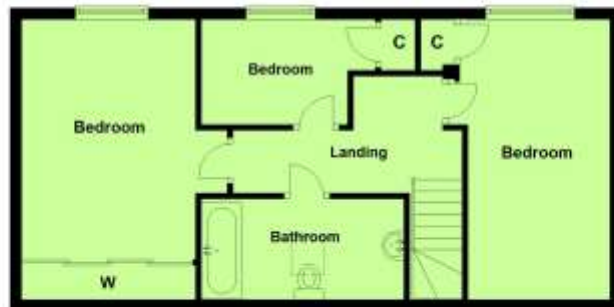
Ground Floor

Approx. 117.5 sq. metres (1264.4 sq. feet)



First Floor

Approx. 50.8 sq. metres (544.8 sq. feet)



Total area: approx. 168.1 sq. metres (1809.2 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.

- * **ENTRANCE HALL 13'4" (MAXIMUM) x 12'8" (MAXIMUM) (4.08m X 3.9m)**
 - * **CLOAKROOM 5'2" x 2'8" (1.58m x 0.85m)**
 - * **SITTING ROOM 22'5" x 13'2" (6.86m x 4.02m)**
- * **KITCHEN/BREAKFAST ROOM 22'1" x 9'9" (6.74m x 3.02m)**
 - * **DINING ROOM 16'7" x 9'8" (5.09m x 2.99m)**
 - * **BEDROOM ONE 15'9" x 12'5" (4.85m x 3.81m)**
- * **DRESSING ROOM 8'9" x 3'6" (BOTH TO WARDROBE FRONTS) (2.71m x 1.09m)**
 - * **EN SUITE SHOWER ROOM 8'9" x 4' (2.71m x 1.22m)**
 - * **STAIRS RISING TO FIRST FLOOR**
 - * **BEDROOM TWO 13'6" x 12'1" (4.15m x 3.69m)**
 - * **BEDROOM THREE 15'9" x 9'6" (4.85m x 2.93m)**
 - * **BEDROOM FOUR 10' x 6'5" (3.05m x 1.98m)**
 - * **FAMILY BATHROOM 11' x 5'8" (3.35m x 1.77m)**
 - * **SINGLE GARAGE 16'3" x 7'9" (4.97m x 2.41m)**
 - * **AMPLE OFF ROAD PARKING**
 - * **FRONT AND REAR GARDENS**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the double glazed frosted front door gives access into the spacious entrance hallway which has understairs storage cupboard, stairs rising to first floor, further storage cupboard with slatted shelving, cloaks cupboard and access into the ground floor cloakroom which has frosted window to front aspect, fully tiled walls, wash hand basin with hot and cold taps and low level flush WC. The light and airy sitting room has two frosted windows to side aspect, further window to rear with pleasant views over the garden, TV point, telephone point and central fireplace with inset gas fire with marble hearth, surround and mantel. The kitchen/breakfast room has a range of wall and floor mounted cupboards, roll top work surfaces, window and door to rear, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for American style fridge/freezer and integrated appliances to include dishwasher, oven, grill, four ring gas hob and extractor fan over. From the kitchen/breakfast room, double opening doors lead into the separate dining room which have double opening doors leading out to the rear garden.

Bedroom one has window to front aspect, TV point, telephone point and access into the dressing room which has a range of fitted wardrobes in turn leading to the en suite shower room which has fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin and mixer tap and shower cubicle with sliding door and shower.

Stairs from the hallway lead up to the first floor. Bedroom two has window to rear aspect and benefits from a range of fitted wardrobes with sliding mirrored fronts. Bedroom three and bedroom four both have windows to rear aspect with pleasant views over the rear garden and benefit from built in storage cupboards. The modern fitted family bathroom has Velux window to front aspect, fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property is a low maintenance garden being laid to shingle and a block paved driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power, wall mounted boiler, space and plumbing for washing machine and tumble dryer and timber door giving access to the entrance hallway. One of the main features of this delightful family home is the sizeable, secluded and westerly facing rear garden which has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence, brick wall and mature shrub borders. Further area laid to decking. Hardstanding for shed. Access along the side leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road. Fontmell Road is the last turning on the left hand side before the roundabout.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

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: R1680