

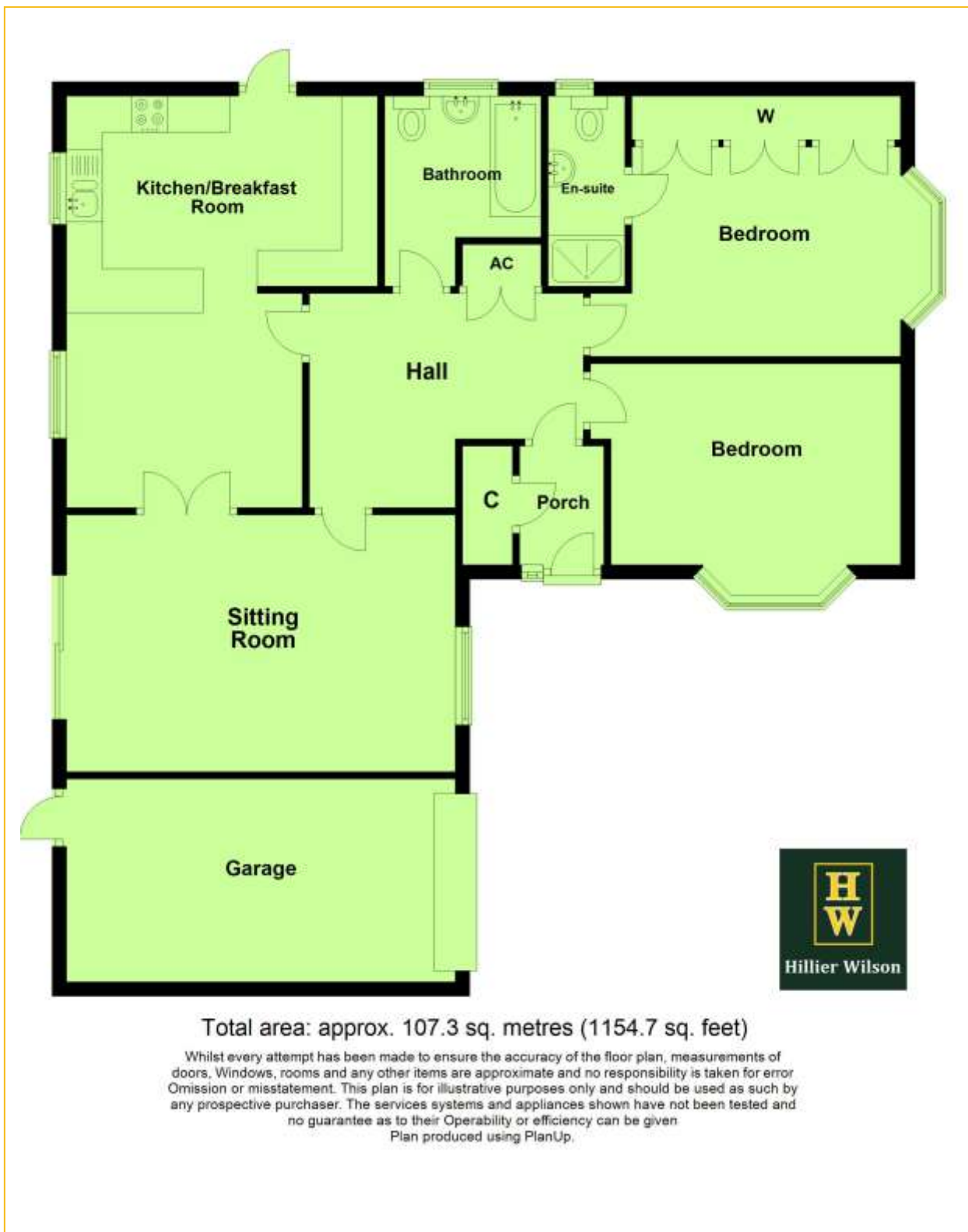
6 Airetons Close

Broadstone BH18 8LF

Price **£575,000** Freehold



A PARTICULARLY WELL PRESENTED AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW, BENEFITTING FROM TWO DOUBLE BEDROOMS, TWO BATHROOMS AND A PRIVATE SOUTHERLY FACING REAR GARDEN.



Total area: approx. 107.3 sq. metres (1154.7 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.

- * PORCH 6' 4" X 4' 3" (1.95m x 1.31m)**
- * ENTRANCE HALLWAY 12' 8" X 9' 6" MAX (3.90m x 2.92m)**
- * KITCHEN/DINING ROOM 18' 7" X 10' 9" (5.69m x 3.32m)**
- * SITTING ROOM 17' 3" X 12' (5.27m x 3.65m)**
- * BEDROOM ONE 14' 4" X 10' (4.38m x 3.04m) TO WARDROBE FRONT**
- * EN SUITE SHOWER ROOM 8' 5" X 3' 8" (2.59m x 1.15m)**
- * BEDROOM TWO 14' 3" X 10' 8" (4.35m x 3.29m)**
- * FAMILY BATHROOM 8' 7" MAX X 7' 1" (2.65m x 2.16m)**
- * AMPLE OFF ROAD PARKING**
- * SINGLE GARAGE**
- * SIZEABLE REAR GARDEN**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door with matching side screen gives access into the porch which benefits from a useful coat/shoe cupboard. The spacious entrance hallway has loft access via a hatch (please note; the loft has double insulation, boarding, carpeting, air conditioning and plenty of storage plus space for expansive digital train set and digital Scalextric) and airing cupboard with double opening doors, slatted shelving and hot water tank. The kitchen/dining room has two windows to rear aspect, door to side, range of wall and floor mounted cupboards, roll top working surfaces over, nest of pan drawers, further nest of four drawers, cupboard housing wall mounted 'Worcester' boiler, single sink with integrated drainer, mixer tap and water softener beneath, instant hot water supply, integrated appliances to include fridge/freezer, washing machine, slimline dishwasher, oven, five ring gas hob and extractor fan over. The sitting room has window to front aspect, access into the hallway and sliding patio doors leading out to the rear garden.

Bedroom one has feature bay window to front aspect, air conditioning unit, range of fitted furniture to include wardrobes and drawers and access into the en suite shower room which has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has air conditioning unit and feature bay window to side aspect. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a low maintenance garden and a block paved 'in and out' driveway providing ample off road parking for a number of vehicles, in turn leading to the single garage which has electric roller up and over door, light, power, provision for electric car charging and double glazed door giving access to the rear. One of the main features to this delightful property is the sizeable southerly facing and secluded rear garden which is predominantly laid to artificial lawn with a sizeable patio running adjacent providing ample seating and hard stand for large hot tub (with remote controlled electric blinds and roof lights), all of which are bound by mature shrub and timber fence borders. Hard stand for greenhouse and shed. The summer house has provision for cold water and waste outlet and benefits from an air conditioning unit (included) and a number of power points (soft furnishings included). Access down both sides of the property in turn lead to the front.

Agents note: The sale of this property includes all carpets, curtains, blinds, fixed items and the hot tub.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the fourth turning on the left into Barn Road. At the T-junction turn right into Fontmell Road and then take the first turning left into Steepleton Road. Follow the road round and take the turning on the right, which is a continuation of Steepleton Road, and Airetons Close is the first turning on the right hand side.

COUNCIL TAX: Band E BCP Council (Poole).

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: R1763