

49 Sorrel Gardens
Broadstone BH18 9WA

Price **£559,500** Freehold



A SUPERBLY PRESENTED FOUR BEDROOM,
TWO BATHROOM, THREE RECEPTION ROOM
DETACHED FAMILY HOME SITUATED IN A
QUIET AND POPULAR RESIDENTIAL LOCATION
WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.
OFFERED TO THE OPEN MARKET WITH NO
FORWARD CHAIN.



Ground Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 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 Plan!Up.

- * **ENTRANCE HALLWAY 13'5" x 6'4" (4.11m x 1.95m)**
- * **CLOAKROOM 5'8" (MAXIMUM) x 5'8" (MAXIMUM) (1.77m x 1.77m)**
 - * **SITTING ROOM 16' x 11'8" (4.88m x 3.59m)**
 - * **DINING ROOM 11'8" x 9'9" (3.59m x 3.02m)**
- * **KITCHEN/BREAKFAST ROOM 12'7" x 11'5" (3.87m x 3.51m)**
 - * **UTILITY ROOM 8'1" x 7'5" (2.47m x 2.29m)**
 - * **STUDY 9'6" (MAXIMUM) x 6'4" (2.93m x 1.95m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 15'7" x 11'6" TO WARDROBE FRONTS (4.79m x 3.54m)**
 - * **EN SUITE SHOWER ROOM 8'4" x 4' (2.56m x 1.22m)**
- * **BEDROOM TWO 12' x 9' TO WARDROBE FRONTS (3.66m x 2.74m)**
 - * **BEDROOM THREE 8'9" x 8'6" (2.71m x 2.62m)**
 - * **BEDROOM FOUR 10'3" x 8'1" (3.14m x 2.47m)**
 - * **FAMILY BATHROOM 7'5" x 6' (2.29m x 1.83m)**
 - * **FRONT GARDEN & SOUTH FACING REAR GARDEN**
- * **DRIVEWAY PARKING & SINGLE INTEGRAL GARAGE 18'5" x 8' (5.64m x 2.44m)**
- * **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**









ABOUT THIS PROPERTY

Via the open storm porch, a UPVC double glazed frosted front door with matching side screen gives access into the entrance hallway which has storage cupboard, telephone point, stairs rising to first floor, airing cupboard with hot water tank and slatted shelving and access into the cloakroom which has part tiled walls, low level flush WC and pedestal wash hand basin with mixer tap. The light and airy sitting room has window to front aspect, TV point, central brick built fireplace with electric fire and archway leading through to the separate dining room which has sliding patio doors leading out to the rear garden. The kitchen/breakfast room has window to rear aspect, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with drainer and mixer tap, understairs storage cupboard, space and plumbing for dishwasher and integrated appliances to include 'Bosch' double oven, grill, 'Bosch' four ring induction hob and extractor fan over. Off the kitchen is a utility room which has double glazed door and window to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, wall mounted 'Glow-worm' boiler, access into the single garage and space for washing machine and tumble dryer. To conclude the accommodation on the ground floor is the study which has window to front aspect.

The first floor landing has loft access via a hatch. Bedroom one has window to front aspect with pleasant views towards Poole and has a range of built in furniture to include wardrobes and drawers and benefits from an en suite shower room which has frosted window to side aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. Bedroom two has window to front aspect with pleasant views towards Poole and benefits from a range of fitted wardrobes. Bedrooms three and four both have windows to rear aspect overlooking the garden with bedroom three benefitting from fitted wardrobes with double opening doors. The family bathroom has frosted window to rear aspect, fully tiled walls, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a low maintenance garden being laid to decorative 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, loft access via a hatch and access into the utility room. The low maintenance south facing rear garden is predominantly laid to patio providing ample seating area with the remainder being laid to shingle, all of which are bound by timber fence borders. Access along both sides of the property in turn lead to the front.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout turn right again into Pinesprings Drive. Sorrel Gardens is the first turning on the right hand side.

COUNCIL TAX: Band F 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: R1810