

4 Sandford Way
Broadstone BH18 9NW

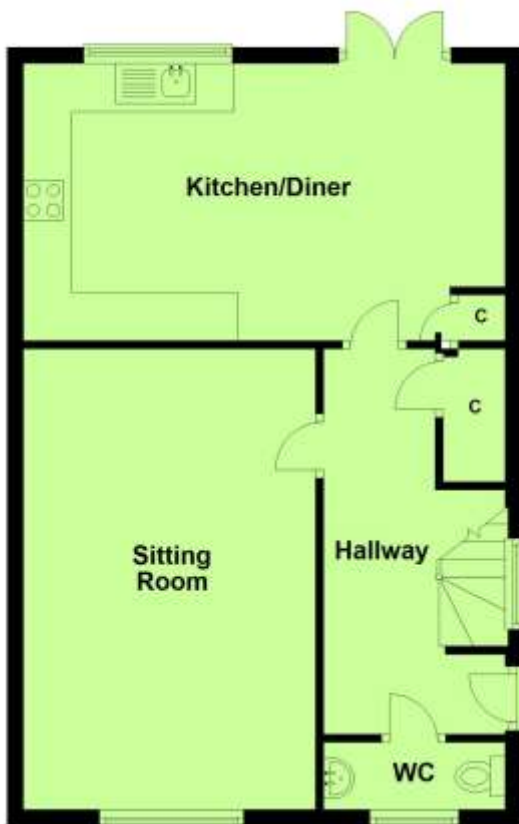
Price **£499,500** Freehold



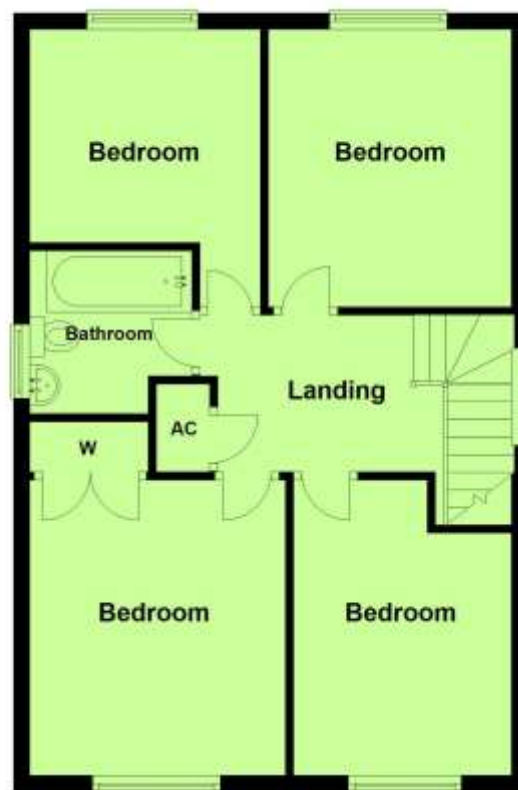
A VERY WELL PRESENTED FOUR DOUBLE
BEDROOM DETACHED FAMILY HOME
BOASTING A SIZEABLE REAR GARDEN
AND SET IN A QUIET AND SOUGHT AFTER
RESIDENTIAL LOCATION.



Ground Floor



First Floor



Total area: approx. 111.7 sq. metres (1202.6 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 HALLWAY**

*** CLOAKROOM 7'3" x 2'7" (2.22m x 0.82m)**

*** SITTING ROOM 18'8" x 11'9" (5.73m x 3.62m)**

*** SPACIOUS KITCHEN/DINING ROOM 19'7" x 11'3" (6m x 3.44m)**

*** STAIRS RISING TO FIRST FLOOR LANDING**

*** BEDROOM ONE 11'8" TO WARDROBE FRONTS x 10'4" (3.59m x 3.16m)**

*** BEDROOM TWO 11'4" x 9'9" (3.47m x 3m)**

*** BEDROOM THREE 11'8" x 9' (3.59m x 2.74m)**

*** BEDROOM FOUR 9'3" x 8'7" (2.83m x 2.65m)**

*** FAMILY BATHROOM 6'6" x 5'8" (2m x 1.76m)**

*** FRONT AND REAR GARDENS**

*** SINGLE GARAGE**

*** DRIVEWAY PARKING**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

UPVC glazed front door leads to the entrance hallway where there is an understairs storage cupboard. The ground floor cloakroom comprises low level flush WC, pedestal wash hand basin with twin taps and tiled splashback. The sitting room is to the front of the property. The spacious kitchen/dining room is to the rear of the property with a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated four ring burner electric hob with extractor fan above, integrated double oven, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, cupboard housing the 'Glow-worm' gas fired central heating boiler with wall mounted control, window and double doors to the rear garden.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space and built in airing cupboard with slatted shelving. There are four double bedrooms with bedroom one having the benefit of a built in wardrobe. The modern fitted family bathroom has a white suite comprising panel enclosed bath with mixer tap and shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath and wall mounted heated towel rail.

The front garden is mainly laid to lawn with driveway providing off road parking in turn leading to the single garage. The rear garden is predominantly laid to lawn with shrub and herbaceous borders, raised decking area and patio area.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning on the left into West Way and then take the second turning on the left hand side into Sandford Way.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R1839