

37 Corfe Way
Broadstone BH18 9ND

Price **£675,000** Freehold

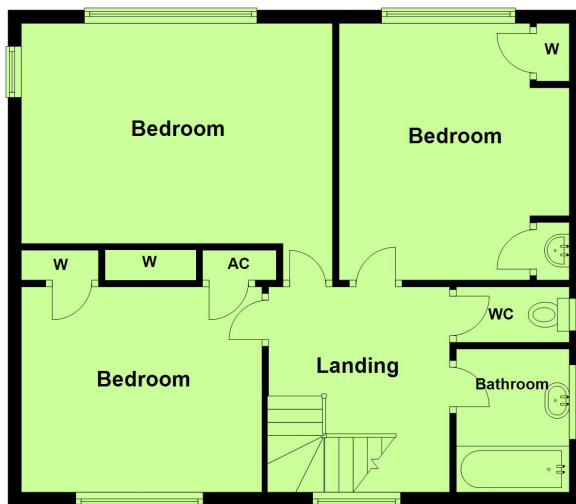


A VERY WELL PRESENTED AND SPACIOUS
THREE BEDROOM DETACHED FAMILY HOME
BENEFITTING LARGE SOUTHERLY FACING REAR
GARDEN AND SITUATED IN ONE OF BROADSTONE'S
MOST SOUGHT AFTER LOCATIONS.

Ground Floor



First Floor



Total area: approx. 133.3 sq. metres (1435.3 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 12' 1" X 9' 4" (3.68m x 2.87m)**
- * **DOWNSTAIRS CLOAKROOM 5' 9" X 4' 9" (1.79m x 1.49m)**
- * **KITCHEN/BREAKFAST ROOM 12' 8" X 11' 9" (3.9m x 3.63m)**
- * **LOUNGE/DINER 27' 2" X 10' 9" EXTENDING TO 12' 5" (8.29m x 3.32m
extending to 3.81m)**
- * **SITTING ROOM 15' 1" X 10' 9" (4.6m x 3.32m)**
- * **STAIRS TO FIRST FLOOR LANDING**
- * **BEDROOM ONE 15' 4" X 10' 8" (4.69m x 3.29m)**
- * **BEDROOM TWO 15' 9" X 11' 4" (4.85m x 3.47m)**
- * **BEDROOM THREE 11' 4" X 10' 5" (3.47m x 3.2m)**
- * **FAMILY BATHROOM 7' 1" X 5' 5" (2.16m x 1.68m)**
- * **SEPARATE WC 5' 5" X 2' 6" (1.68m x 0.79m)**
- * **GAS FIRED CENTRAL HEATING**
- * **DOUBLE GLAZED**
- * **FRONT AND REAR GARDENS**
- * **OFF ROAD PARKING, CAR PORT AND SINGLE GARAGE**







ABOUT THIS PROPERTY

Front door leads to the spacious entrance hallway which has built in cupboards. The downstairs cloakroom has a low level flush WC, wall mounted wash hand basin with twin taps and cupboard beneath and fitted mirrors. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer, stainless steel sink unit with mixer tap, four ring burner gas hob with extractor fan above, integrated double oven, space and plumbing for washing machine, space for upright fridge/freezer, dual aspect windows to front and side and door to side. The lounge/diner has dual aspect windows to the rear and side aspect, feature fireplace with stone surround and hearth. The sitting room has dual aspect windows to side and rear with pleasant views overlooking the rear garden and additional sliding patio door.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space. There are three double bedrooms, all with built in storage. Bedroom three has an additional airing cupboard housing the hot water cylinder and gas fired central heating boiler. The family bathroom has a bath with mixer tap and shower above, wash hand basin with mixer tap and storage cupboards beneath, wall mounted heated towel rail, part tiled walls and fitted mirror.

Outside, the front of the property is predominantly laid to lawn with shrub borders, a block paved driveway provides off road parking and in turn leads to the single garage. The well tended rear garden is tiered, mainly laid to lawn with shrub and herbaceous borders and large patio area.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and follow the road round to the right into Upton Way. Corfe Way can be found towards the end of the road on the left hand side.

COUNCIL TAX: Band F. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: 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: R1874