

12 Corfe Way  
Broadstone BH18 9NE

Price Guide **£600,000** Freehold



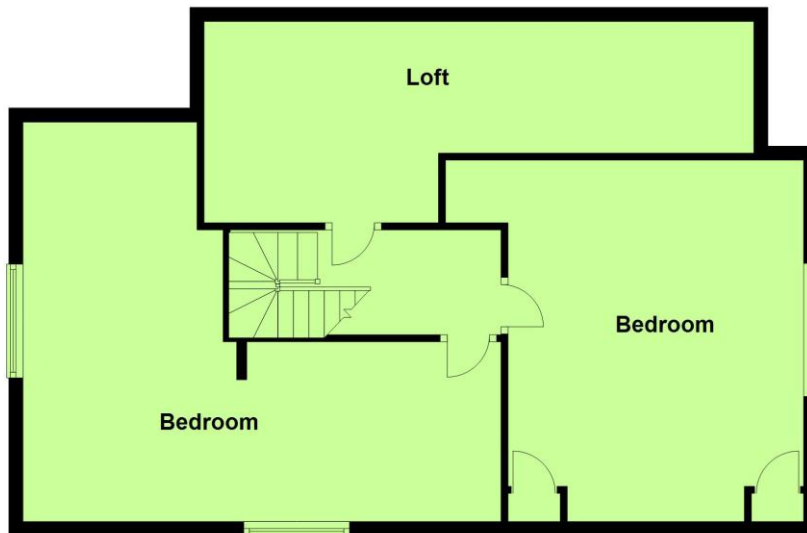
AN OPPORTUNITY TO ACQUIRE A FOUR  
BEDROOM DETACHED CHALET STYLE  
PROPERTY SET IN ONE OF BROADSTONE'S  
MOST SOUGHT AFTER ROADS AND BOASTING  
A SIZEABLE REAR GARDEN. NOW IN NEED OF  
SOME UPDATING.



Ground Floor



First Floor



Total area: approx. 174.9 sq. metres (1882.8 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**
- \* LOUNGE/DINING ROOM 17'4" x 13'2" EXTENDING TO 21'1" (5.3m x 4.02m x EXTENDING TO 6.43m)**
- \* KITCHEN 12'5" (MAXIMUM) x 10'7" (3.81m x 3.26m)**
- \* GROUND FLOOR BEDROOM THREE 13'6" x 11'9" (4.15m x 3.63m)**
- \* GROUND FLOOR BEDROOM FOUR 11'3" x 7'7" (3.44m x 2.35m)**
- \* FAMILY BATHROOM 5'5" x 5' (1.68m x 1.52m)**
- \* SEPARATE WC 5'5" x 2'6" (1.68m x 0.79m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 17'3" x 16'3" (MAXIMUM) (5.27m x 4.97m)**
- \* BEDROOM TWO 21'8" (MAXIMUM) x 16' (MAXIMUM) (6.64m x 4.88m)**
- \* GARAGE**
- \* OFF ROAD PARKING**
- \* SIZEABLE REAR GARDEN**
- \* GAS FIRED CENTRAL HEATING WITH RADIATORS**
- \* DOUBLE GLAZED WINDOWS**











**ABOUT THIS PROPERTY**

Glazed front door leads to the entrance hall with built in airing cupboard housing the hot water tank and slatted shelving. The lounge/dining room is L-shaped with triple aspect windows and patio door to the rear garden. The kitchen (now in need of updating) has a range of wall mounted and base storage cupboards and drawers, single bowl double drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, double oven with four ring burner electric hob, floor mounted 'Ideal' gas fired central heating boiler, built in storage cupboard, window to the rear aspect, glazed door to the rear garden and part tiled walls.

Ground floor bedroom three with window to the front aspect. Ground floor bedroom four has window to the rear aspect. The family bathroom comprises bath with mixer tap, overhead shower and shower screen, pedestal wash hand basin with mixer tap and obscured glazed window. Separate WC with low level flush WC and obscured glazed window.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and large walk in cupboard. Bedroom one (sloped ceiling) has built in wardrobes and window to the side aspect. Bedroom two (sloped ceiling) has dual aspect windows to front and side.

The front of the property is predominantly laid to block paving providing off road parking for numerous vehicles in turn leading to the garage with double opening doors and personal door to the rear. The sizeable rear garden is mainly laid to lawn. Access to the side of the property leading to the front.

(Agents note: The property also benefits from Planning Permission for front/rear extensions and re-modelling to existing dwelling – APP/22/01286/F)





**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 which will lead into Upton Way. Corfe Way can be found towards the end of the road on the left hand side.

**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: R1896**