

20 Wentworth Drive  
Broadstone BH18 8EG

Price **£375,000** Freehold



A SUPERBLY PRESENTED AND RECENTLY UPDATED OLDER STYLE SEMI DETACHED HOUSE SITUATED WITHIN LEVEL WALKING DISTANCE OF BROADSTONE SHOPS. AN INTERNAL VIEWING IS A MUST TO APPRECIATE.



- \* SITTING ROOM 19' 9" X 13' 3" (6.06m x 4.05m)**
  
- \* KITCHEN 13' 4" X 10' 4" (4.08m x 3.16m)**
  
- \* CLOAKROOM 5' 9" X 4' 1" (1.79m x 1.24m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 11' 5" X 11' 7" (3.50m x 3.56m)**
  
- \* BEDROOM TWO 10' 8" X 8' 1" (3.29m x 2.46m)**
  
- \* FAMILY BATHROOM 7' 3" X 4' 9" (2.22m x 1.49m)**
  
- \* SIDE AND REAR GARDENS**
  
- \* DRIVEWAY PARKING**
  
- \* UPVC DOUBLE GLAZED**
  
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The timber framed front door gives access into the spacious, light and airy sitting room which has two windows to side aspect, TV point, wood effect flooring, understairs storage cupboard, stairs rising to first floor and access into the cloakroom which has frosted window to side, cupboard housing wall mounted boiler, wood effect flooring, towel ladder radiator, cupboard housing fuses, low level flush WC and vanity unit with inset wash hand basin, mixer tap and tiled splashback.

The kitchen has a range of wall and floor mounted cupboards, roll top working surfaces, one and a quarter single sink with drainer and mixer tap, window to side aspect, further window to rear, stable door giving access to the garden, wood effect flooring, part tiled walls and integrated appliances to include washing machine/dryer, dishwasher, fridge, freezer, oven, four ring gas hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has windows to front and side aspect and bedroom two has window to side aspect. The modern fitted family bathroom has frosted window to side, towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property a tarmac driveway provides off road parking for a number of vehicles. The secluded rear garden is laid to decking providing ample seating with the side garden being laid to lawn and an area laid to woodchip. Both are bound by timber fence borders. Hard stand for shed. Access down the side via a timber gate in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road and then take the first left hand turning into Station Approach. Continue along Station Approach into Wentworth Drive and Number 20 will be found on the right hand side.

**COUNCIL TAX:** Band C. BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** To be confirmed

**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: R1897**