

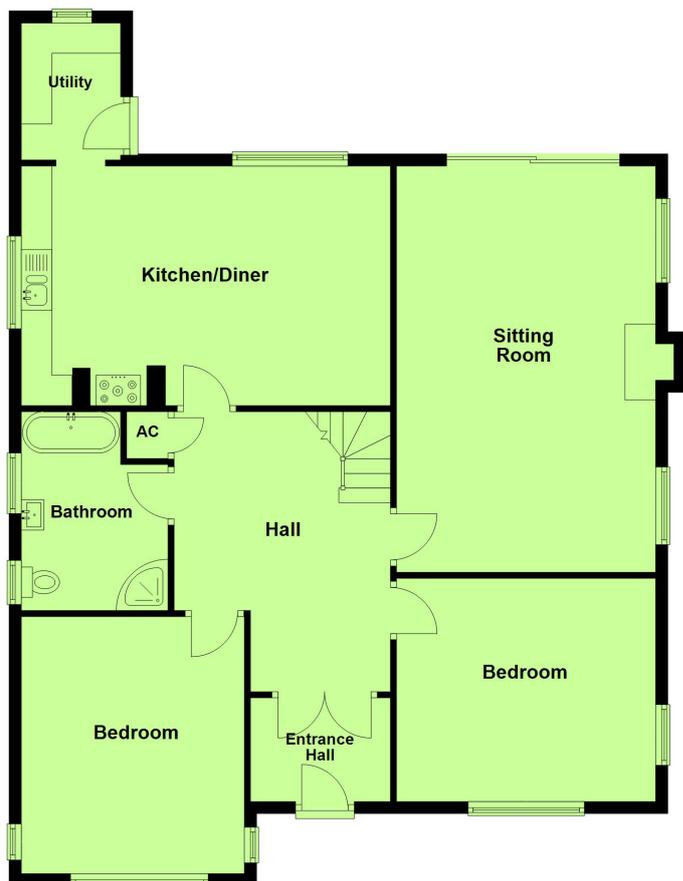
4 Insley Crescent  
Broadstone BH18 9EA

Price **£630,000** Freehold

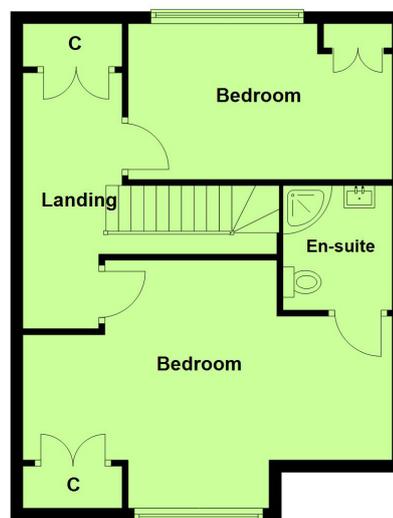


A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, OCCUPYING A CORNER PLOT AND BENEFITTING FROM DETACHED DOUBLE GARAGE.

Ground Floor



First Floor



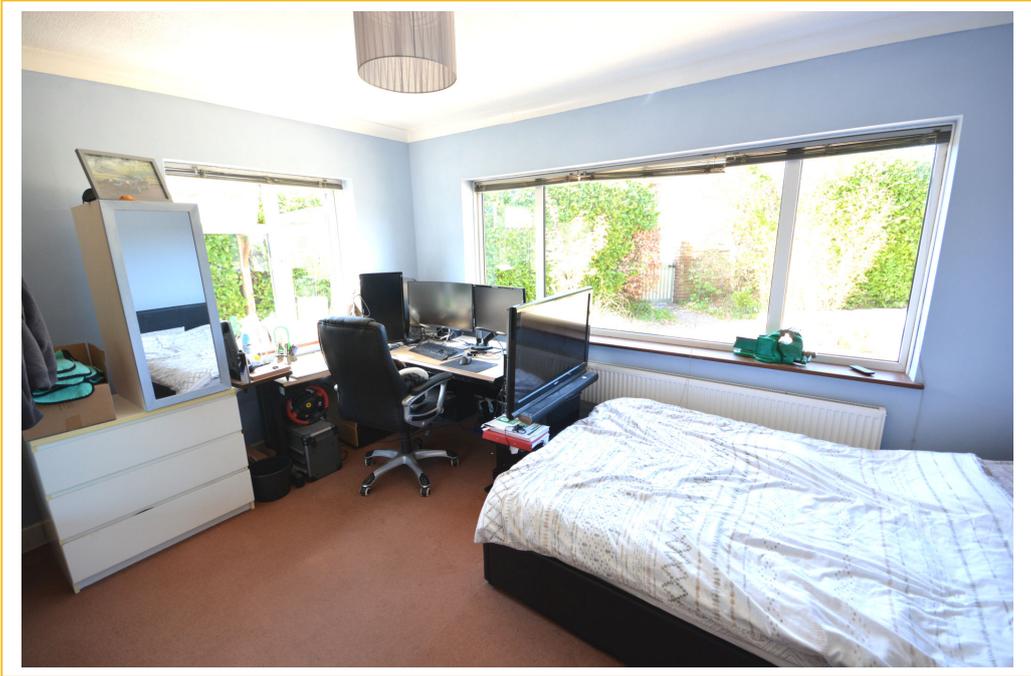
Total area: approx. 163.7 sq. metres (1762.4 sq. feet)

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 and 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 HALL 6' TO CUPBOARD FRONT x 5'5" (1.82m x 1.67m)**
  - \* **HALLWAY 15'5" x 11'6" (4.72m x 3.53m)**
  - \* **SITTING ROOM 22' x 14'1" (6.71m x 4.29m)**
- \* **KITCHEN/DINING ROOM 19'8" x 13'1" (6.03m x 3.99m)**
  - \* **UTILITY ROOM 7'3" x 5'3" (2.22m x 1.61m)**
  - \* **BEDROOM TWO 14'3" x 11'9" (4.35m x 3.62m)**
  - \* **BEDROOM THREE 14'1" x 12' (4.29m x 3.65m)**
  - \* **FAMILY BATHROOM 10'7" x 7'9" (3.26m x 2.41m)**
    - \* **STAIRS RISING TO FIRST FLOOR**
    - \* **BEDROOM ONE 15'5" x 11'9" (4.72m x 3.62m)**
- \* **EN SUITE SHOWER ROOM 6'3" x 6'1" (1.92m x 1.85m)**
  - \* **BEDROOM FOUR 14'2" x 8'4" (4.32m x 2.56m)**
- \* **FRONT, SIDE AND REAR GARDENS**
- \* **DETACHED DOUBLE GARAGE**
- \* **OFF ROAD PARKING**
- \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

A feature wooden front door gives access into the entrance hall which benefits from two fitted cupboards with further feature wooden door giving access into the spacious hallway which has wood effect laminate flooring, airing cupboard with hot water tank and stairs rising to the first floor. The sizeable sitting room has two windows to side aspect, sliding patio doors giving access to the rear garden, TV point, telephone point and wood burner with slate hearth and wooden mantel. The kitchen/dining room has wood effect laminate flooring, window to rear aspect, further frosted window to side, range of wall and floor mounted cupboards, roll top work surfaces over, one and a quarter single sink with drainer and mixer tap, three pan drawers and space for tall fridge/freezer, slimline dishwasher and Range cooker. Off the kitchen/dining room is the utility room which has frosted window to rear, frosted double glazed door giving access to the garden, range of wall and floor mounted cupboards, roll top work surfaces over, part tiled walls, tiled flooring and space for washing machine and tumble dryer.

Bedroom two has window to front aspect, further window to side and a range of fitted furniture to include wardrobes and cupboards. Bedroom three has windows to front and side aspect. To complete the accommodation on the ground floor is the family bathroom which has two frosted windows to side, part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC, shower cubicle with 'Mira' shower and roll top bath with mixer tap and shower attachment over.

The first floor landing has access to eaves storage. Bedroom one has window to front aspect, fitted cupboards, access to eaves storage and benefits from an en suite shower room which has low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom four has fitted cupboards, access to eaves storage and window to rear aspect with pleasant views over the rear garden towards Broadstone and Poole.

To the front of the property are two areas, one of which is laid to shingle and the remainder laid to slabs with central pathway leading to the front door, all of which are bound by mature shrub borders. Along the side of the property is an area laid to lawn in turn leading to the rear garden which has a patio running adjacent providing seating with steps leading down to the remainder which is laid to lawn with summerhouse and timber gate giving access to the parking area for a number of vehicles in turn leading to the double garage which has two doors, light and power. The rear garden is bound by brick wall borders. Access along both sides in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and upon reaching the top of the hill take the left hand turning into Roman Road. Take the first turning right into Insley Crescent.

**COUNCIL TAX:** Band E Dorset Council

**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: R1976**