

17 Cotton Close
Broadstone BH18 9AJ

Price **£450,000** Freehold



A THREE BEDROOM DETACHED FAMILY BUNGALOW
SITUATED IN A QUIET AND SOUGHT AFTER LOCATION
CLOSE TO LOCAL AMENITIES AND BENEFITTING
FROM A FRONTAL ASPECT WITH PLEASANT
VIEWS OVER BROADSTONE.



Total area: approx. 128.7 sq. metres (1385.4 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.



*** L-SHAPED ENTRANCE HALLWAY 22'2" x 13'1" (6.76m x 3.99m)**

*** SITTING ROOM 16'9" x 11'4" (5.15m x 3.47m)**

*** DINING AREA 11' x 10'9" (3.35m x 3.32m)**

*** KITCHEN 11'3" x 10'8" (3.44m x 3.29m)**

*** BEDROOM ONE 11'9" x 11'2" (3.62m x 3.41m)**

*** BEDROOM TWO 12' x 10'9" (3.65m x 3.32m)**

*** BEDROOM THREE 9'9" x 7'6" (3.01m x 2.31m)**

*** FAMILY BATHROOM 8'3" x 7'3" (2.52m x 2.22m)**

*** SEPARATE CLOAKROOM 7'4" x 3'1" (2.25m x 0.94m)**

*** DRIVEWAY PARKING**

*** DOUBLE GARAGE**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







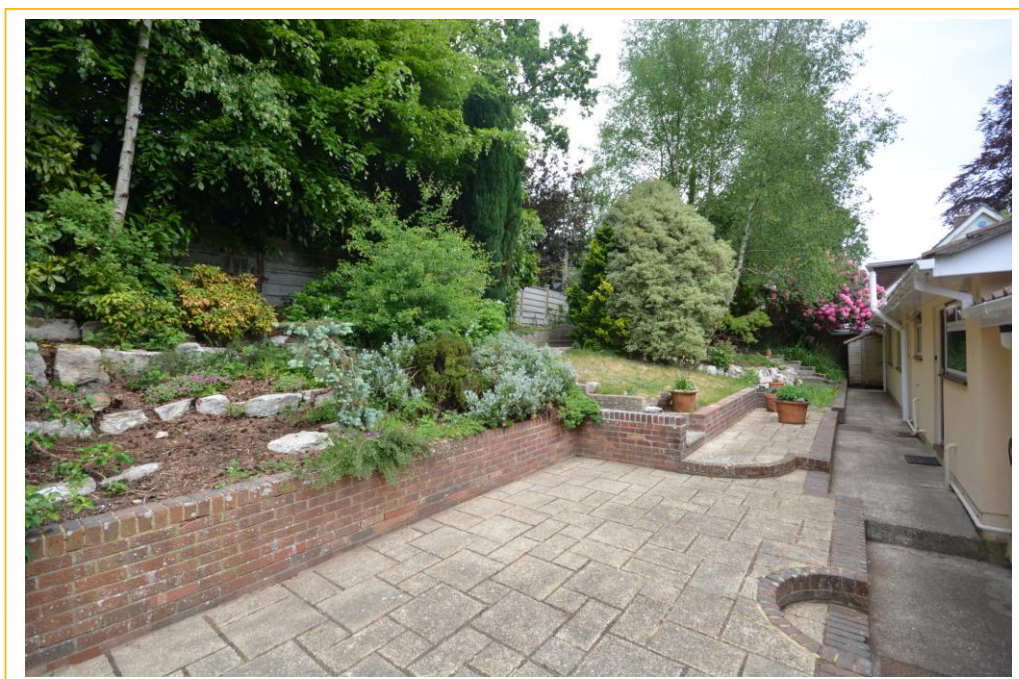
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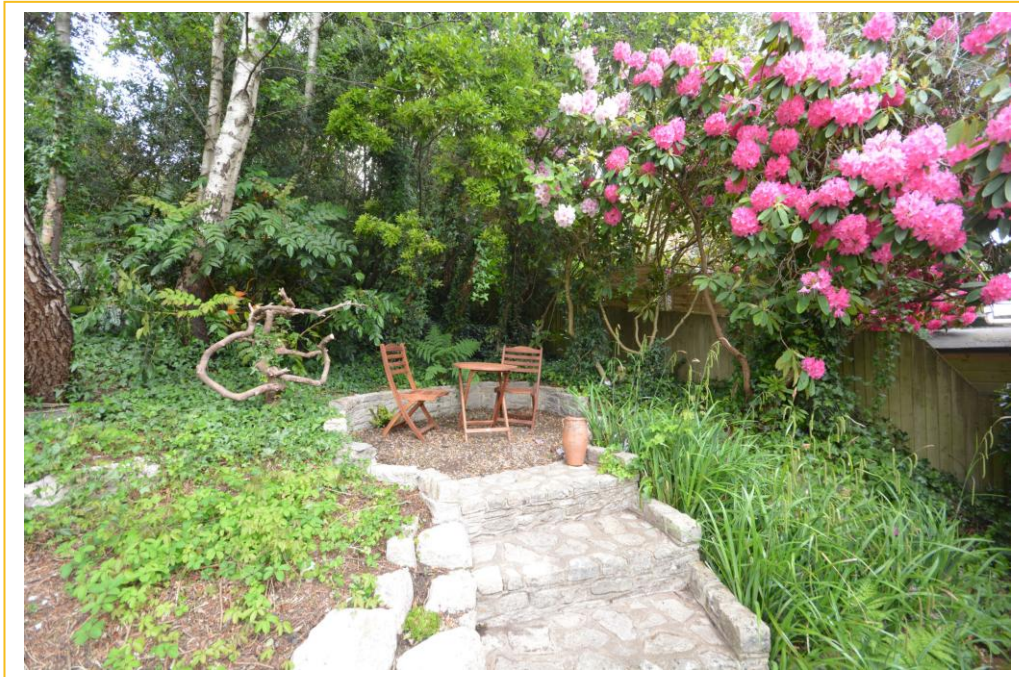
The light and airy sitting room has a large window to front aspect with pleasant outlook, TV point, telephone point and central Purbeck stone fireplace with electric woodburner. From the sitting room an archway leads through to the separate dining area which has window to front aspect and timber door leading through to the kitchen which has window and door to rear, a range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, space for fridge, freezer and dishwasher and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

Bedroom one has window to rear aspect and benefits from fitted wardrobes and TV point. Bedroom two has window to front aspect and bedroom three has window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to rear aspect, part tiled walls, shaver point, shower cubicle with shower, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with hot and cold tap. The separate cloakroom has frosted window to rear aspect, part tiled walls, pedestal wash hand basin with hot and cold tap and low level flush WC.

To the front of the property is a tiered garden, the first one of which being laid to mature shrubs and second being laid to lawn, with central steps leading to the front door. There is also a driveway providing off road parking for a number of vehicles in turn leading to the double garage which has electric up and over door, loft access via a hatch, wall mounted 'Vaillant' boiler and space for washing machine and tumble dryer. The secluded rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to shrubs and lawn, all of which are bound by timber fence borders. Hard stand for shed. Access down both sides in turn leads to the front.

An ideal opportunity for a family seeking to make a property their own in a sought after location.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit onto Higher Blandford Road. At the traffic lights proceed straight on and Cotton Close is on the left hand side.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: Band E

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: R1989