



A GENEROUSLY PROPORTIONED AND WELL PRESENTED DETACHED HOUSE
SITUATED IN A PRIVATE CUL-DE-SAC ON THE EDGE OF AXMINSTER



4 Broome Close, Axminster, Devon EX13 5DH
Guide Price £535,000

- Detached 1990s House
- Spacious Accommodation
- Beautifully Presented
- 4 Bedrooms – Main with Ensuite
- Lounge and Sun Room
- Kitchen/Diner
- Family Bathroom
- Utility and Cloakroom
- Delightful Rear Garden
- Driveway Parking and Double Garage



4 Broome Close is a superbly presented detached house, occupying a corner plot position within a select and private cul-de-sac. Constructed by Redrow Homes during the 1990s, the accommodation afforded is of generous proportions and extremely well presented throughout. The property has been subject to a number of improvements by the current owners, with a new kitchen, bathroom and ensuite, as well as the addition of solar panels which contributes toward energy efficiency.



There are four bedrooms, three of which are generous doubles, with the benefit of an ensuite to the main bedroom, whilst the living space includes a lovely dual aspect lounge, sun room with upgraded 'Guardian' roof and skylights, a well appointed kitchen diner, utility and cloakroom. The mature rear garden is a tranquil space to unwind in during the warmer months and which is spacious owing to the property's corner plot position.



To the front there is parking for several vehicles via the tarmac driveway as well as a double garage with light and power.

The Accommodation Comprises:

Front entrance door opening to:

Hall

With vertical radiator, smoke alarm, understairs cupboard, stairs rising to first floor. Doors off to:

Cloakroom

With obscured double glazed window, radiator, WC, hand basin, tiled floor.

Study

7'10" x 6'5" (2.39m x 1.96m)

With double glazed window to front, radiator.

Kitchen

12'10" x 9'11" (3.91m x 3.02m)

With tiled floor, dual aspect windows, radiator, matching wall and base units with laminate worktops, inset porcelain 1.5 bowl stainless steel sink and drainer, integrated gas hob and integrated 'Neff' electric oven and grill, tiling to splashbacks, space for dishwasher and undercounter fridge. Opening to:



Dining Area

10'7" x 10'3" (3.23m x 3.12m)

With vertical radiator and french doors to garden, carpeted.

Door off Kitchen to:

Utility Room

7'10" x 5'1" (2.39m x 1.55m)

With tiled floor, uPVC obscured glazed door to side, radiator, wall mounted 'Worcester' combi boiler, wall and base units with inset Asterite sink and drainer, plumbing for washing machine, space for fridge freezer.

Lounge

18'5" x 11'11" (5.61m x 3.63m)

With double glazed window to front, 2 radiators, TV point, woodburning stove withing brick surround. Sliding uPVC door to:

Sun Room

11'7" x 9'10" (3.53m x 3.00m)

With 2 skylights. French doors to garden.

FIRST FLOOR

Landing

With smoke alarm and loft access. Doors off to:

Bedroom 1

10'9" x 11'8" (3.28m x 3.56m)

With double glazed window to rear, radiator, built in wardrobes. Door to:

Ensuite

Partly tiled with tiled floor, obscured double glazed window, WC, heated towel rail, vanity unit with inset hand basin, extractor fan, walk-in shower cubicle within tiled surround.

Bedroom 2

12'1" x 10" (3.68m x 3.05m)

With double glazed window to rear, radiator.

Bedroom 3

11'10" x 8'2" (3.61m x 2.49m)

With double glazed window to front, radiator.

Bedroom 4

8'3" x 7' (2.51m x 2.13m)

With double glazed window to rear, radiator.

Bathroom

With obscured double glazed window and tiled floor, heated towel rail, airing cupboard housing immersion tank, partly tiled, WC, vanity unit with inset hand basin and shaver point, panelled bath with shower over and further shower head attachment.



LOCATION AND OUTSIDE SPACE

Broome Close is a select and private cul-de-sac positioned on the edge of Axminster, and which comprises of just seven detached properties. The house is accessed off Beavor Lane, with a tarmac driveway for No. 4 leading to the double garage and subsequent brick paved path to the front entrance and continuing to the side for access to and from the rear garden. The front garden is laid to a gravelled area as well as mature planting and specimen trees. The rear garden is charming, with a patio seating area leading on to a pathway (with a pergola over) which bisects a lawned area to the right as well as a feature pond, whilst to the left there are mature planted beds, a fruit cage and greenhouse, with the rear being enclosed by part timber fencing and block walling.

Double Garage

18'6" x 17'4" (5.64m x 5.28m)

With electric rolled door, window and pedestrian door to side, light and power.

MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: E

Tenure: Freehold

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains plus solar panels

Water: Mains

Drainage: Mains

Heating: Gas central heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

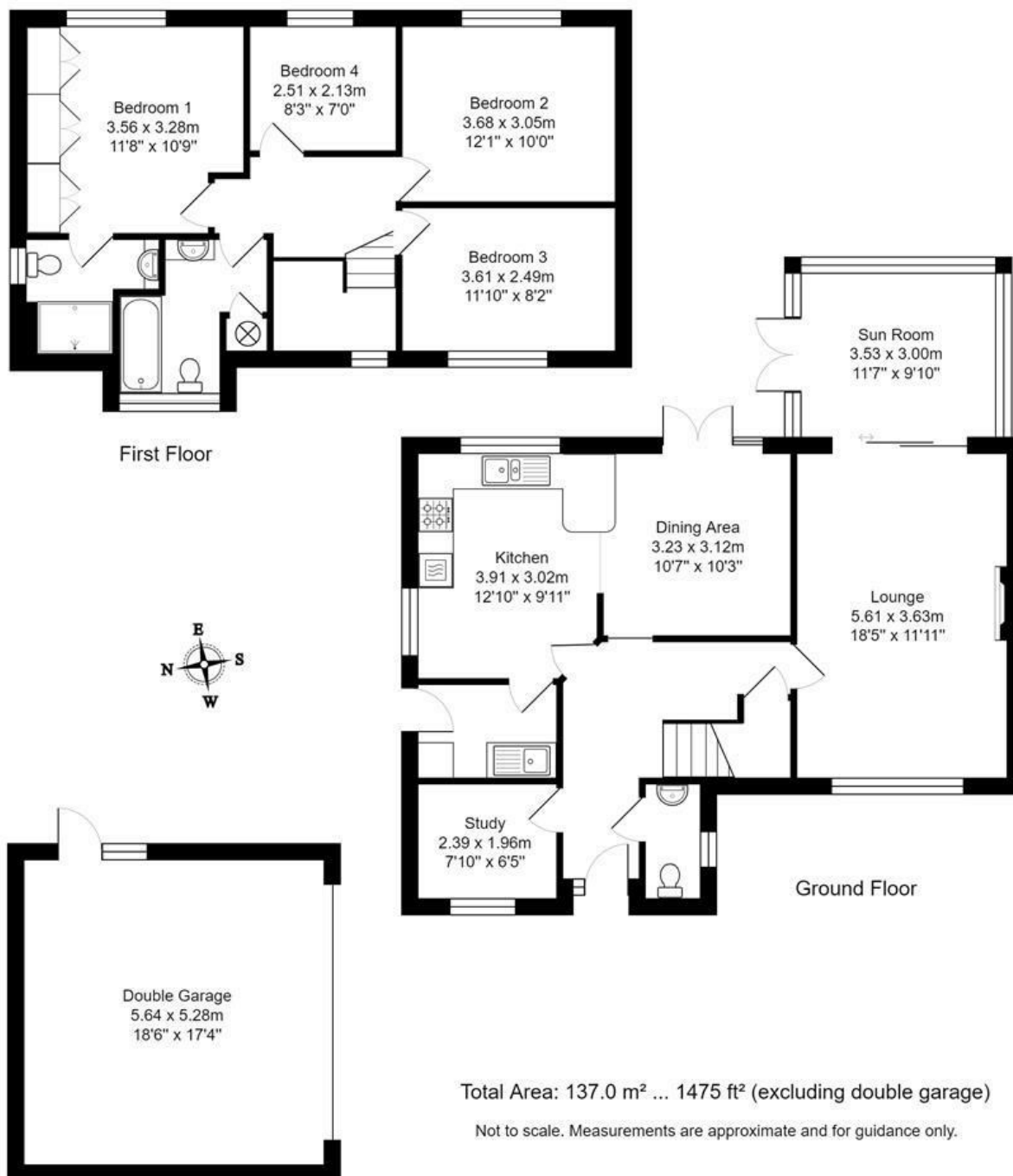
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From Lyme Regis, proceed out of the town via Uplyme and Yawl, and in subsequently turning left at Raymonds Hill on to the A35. Take the first right hand turning signposted for Axminster and continue for 1 mile. Upon passing the first give way point, take the second right hand turning into Stoney Lane. Continue to the bottom of Stoney Lane and take the second exit off the mini roundabout, merging into Chard Road. After a short distance, take the second right hand turning into Beavor Lane, and subsequent second left hand turning into Broome Close. The property will be found to the head of the cul-de-sac on the far right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
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Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4707**

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