

FOR SALE



Airetons Close, Broadstone
£650,000


MARTIN & CO



**Airetons Close,
Broadstone
£650,000**

- detached family residence
- ensuite to master bedroom
- four double bedrooms
- council tax band 'F' = £2958pa
- 163 square metres
- double garaging
- **NO FORWARD CHAIN**
- paved sun terrace
- surrounded by mature hedging
- wraparound garden



This four bedroomed detached family residence is ideally situated in a large plot, surrounded by mature trees & hedging, with a wraparound garden & raised paved sun terrace.

Across the road from Poole Grammar School & Canford Heath, the home also has generous parking with both a double garage & off road for parking up to four/five vehicles.

ENTRANCE HALL Two ceiling lights, two large storage cupboards, additional under stairs storage area. Radiator.

LIVING ROOM Ceiling lights & additional wall lighting, double glazed doors & windows opening directly onto the raised paved sun terrace & leading to the gardens beyond. Two further double-glazed windows, (all with leaded latticed detailing), to the front aspect. Fireplace with electric fire, with marble hearth & surround.

DINING ROOM Ceiling light, double glazed window to side aspect, radiator.



KITCHEN/BREAKFAST ROOM Two ceiling lights, double glazed windows to side & rear aspect. Range of wall & base units with worktops over & tiled splashbacks. Cooker hood, gas hob & electric oven beneath, space & plumbing for dishwasher & free-standing fridge/freezer. Breakfast bar, radiator.

UTILITY ROOM Ceiling light, double glazed window to rear aspect, sink with tiled splashbacks, space & plumbing for washing machine, radiator.

CLOAKROOM Ceiling light, double glazed opaque window to front aspect, toilet & basin with tiled splashbacks.

GARDENS Wraparound rear garden, with a very pleasant & private raised paved sun terrace accessed directly from the living room, perfect for entertaining & outside dining. The rest of the family friendly, level garden is laid to lawn which continues around the home, with a gate to keep the rear garden secure of required for children perhaps, or pets.

LANDING Ceiling light, loft hatch, double glazed window, radiator.

MASTER BEDROOM Ceiling light, double glazed window, banks of fitted bedroom furniture to include wardrobes, drawers & shelving. Radiator.

ENSUITE BATHROOM Ceiling light, double glazed opaque window. The suite includes a bath with shower over, toilet & tiled vanity unit with inset basin, with shaver point, light & mirrored cabinet over, all with tiled splashbacks.

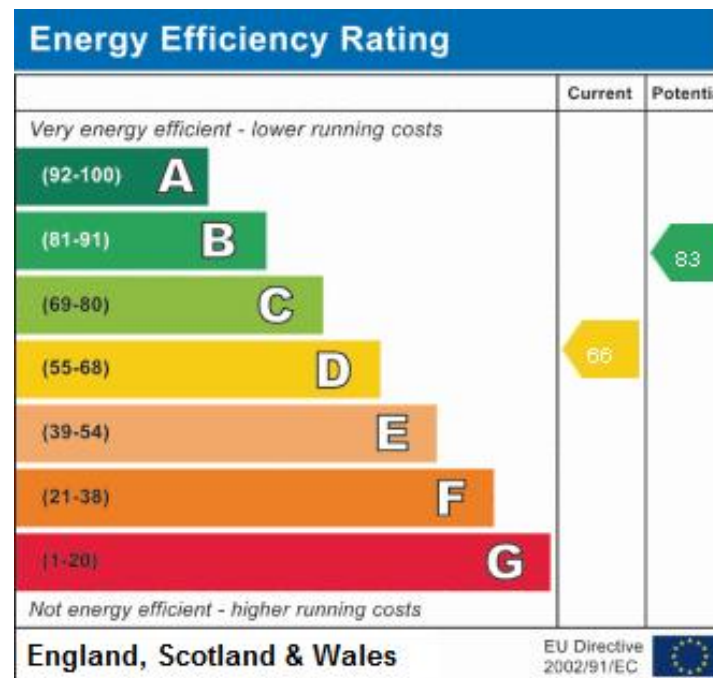
BEDROOM TWO Ceiling light, double glazed bay window to side aspect overlooking mature woodland. Built in bedroom furniture including wardrobes with sliding mirrored doors, bank of drawers & matching bedside cabinets. Radiator.

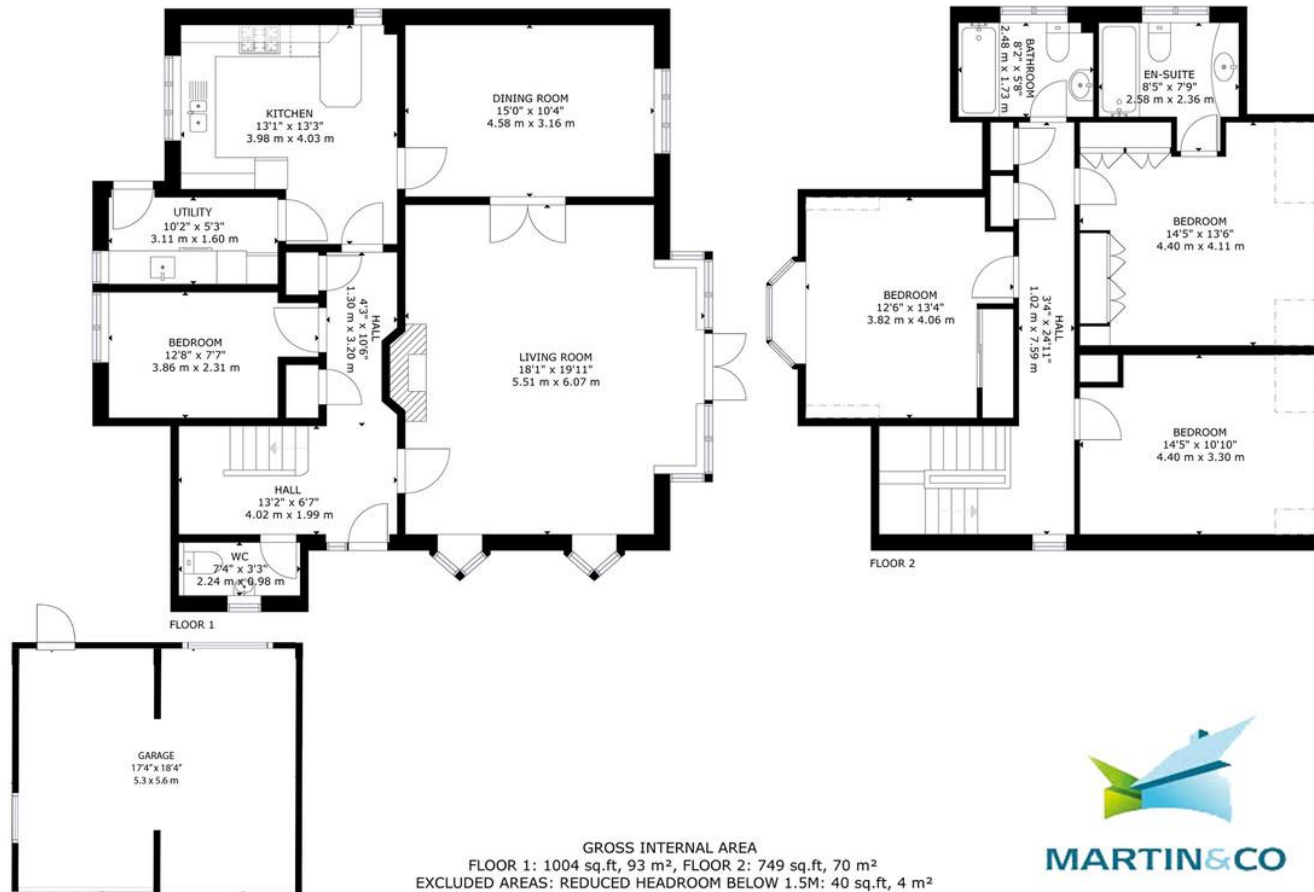
BEDROOM THREE Ceiling light, double glazed window to side aspect, triple bank of wardrobes, radiator.

BEDROOM FOUR Ceiling light, double glazed window, radiator.

FAMILY BATHROOM Ceiling light, extractor fan, double glazed window to rear aspect. Bath with shower attachment, toilet & basin, all with tiled splashbacks. Shaver point with light, mirrored cabinet, radiator.

DOUBLE GARAGING with up & over doors, & personal door leading to the garden. Parking for four/five vehicles on the driveway.





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