

47 Abbotsbury Road
Broadstone BH18 9DB

Price **£649,000** Freehold



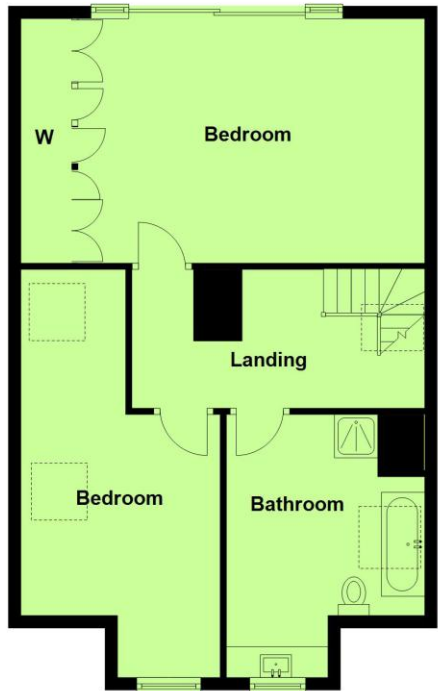
A VERY WELL PRESENTED FOUR BEDROOM,
TWO BATHROOM DETACHED CHALET
BUNGALOW WITH OPEN PLAN LIVING AND
SIZEABLE REAR GARDEN.



Ground Floor



First Floor



Total area: approx. 177.1 sq. metres (1906.2 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 HALLWAY**
- * KITCHEN/DINING ROOM 29'8" x 12'2"**
- * SITTING ROOM 16' (MAXIMUM) x 15'9"**
- * GROUND FLOOR BEDROOM THREE 13'5" x 11'9"**
- * GROUND FLOOR BEDROOM FOUR 13'4" (MAXIMUM) x 9'9"**
TO WARDROBE FRONTS
- * GROUND FLOOR BATHROOM 7'7" x 5'9"**
- * STAIRS LEAD TO THE FIRST FLOOR LANDING**
- * BEDROOM ONE 18'5" TO WARDROBE FRONTS x 13'**
- * BEDROOM TWO 14' EXTENDING TO 19'9" (MAXIMUM) x 10'6"**
- * FAMILY BATHROOM 14' x 10'5"**
- * SINGLE GARAGE**
- * AMPLE OFF ROAD PARKING**
- * SIZEABLE REAR GARDEN**
- * GAS FIRED CENTRAL HEATING**
- * DOUBLE GLAZED**







ABOUT THIS PROPERTY

The front door leads to the entrance vestibule which in turn leads into the entrance hallway with understairs storage cupboard. The recently extended kitchen/dining room comprises a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, integrated double oven with five ring burner gas hob and extractor fan above, additional stainless steel sink with mixer tap, space for upright fridge/freezer, space and plumbing for washing machine and tumble dryer, space and plumbing for dishwasher, inset spotlighting, breakfast bar with further base cupboards beneath, vertical radiator to the dining area with double opening sliding doors to the rear garden. The sitting room is open plan to the dining area with feature gas fire with stone surround and hearth and windows to the side aspect. There are two double bedrooms on the ground floor both with built in wardrobes and windows to the front aspect. The ground floor bathroom comprises panel enclosed bath with overhead shower and shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC and side aspect window.

Stairs lead from the entrance hallway to the first floor landing with access to loft space and built in storage. Bedroom one has built in wardrobes and a feature Juliette balcony with sliding door overlooking the rear garden. Bedroom two has window to the front aspect and additional Velux windows to the side aspect. The family bathroom comprises bath with mixer tap and shower attachment, tiled shower cubicle with dual action showers, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, two wall mounted heated towel rails, inset spotlighting, extractor fan and dual aspect windows.

The front of the property is predominantly laid to off road parking with driveway leading to the single garage. The sizeable rear garden comprises a paved patio area with steps leading to a large lawned area with mature shrub and herbaceous borders. There is a greenhouse and summerhouse. Access to both sides of the property.





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 third turning on the right hand side into Abbotsbury Road.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band C

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: R2016