

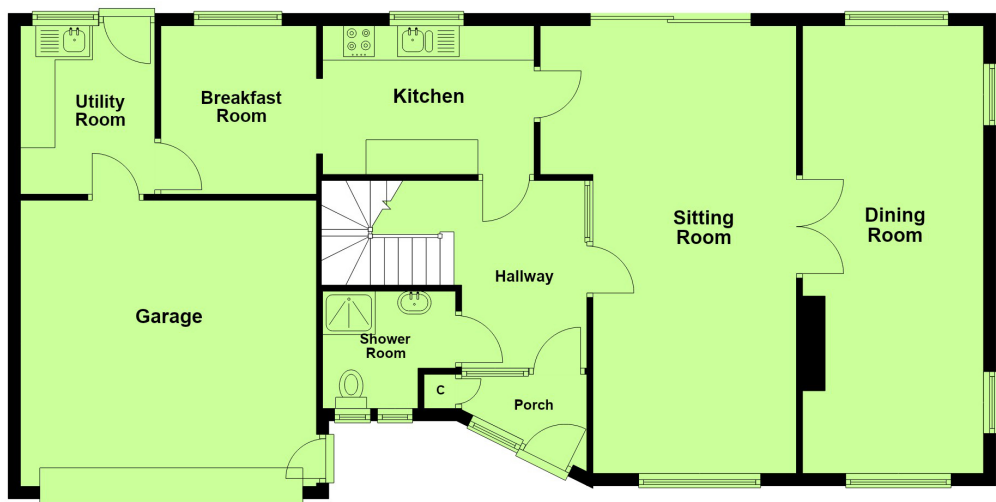
33 High Way
Broadstone BH18 9NB

Price **£575,000** Freehold



A FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET SOUGHT AFTER RESIDENTIAL LOCATION, REQUIRING GENERAL REFURBISHMENT THROUGHOUT AND OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.

Ground Floor



First Floor



Total area: approx. 182.6 sq. metres (1965.7 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 PORCH 5'4" x 5'4" (1.64m x 1.64m)**
- * **HALLWAY 11'2" (MAXIMUM) x 9'8" (3.41m x 2.98m)**
- * **GROUND FLOOR SHOWER ROOM 7'2" x 6'2" (2.19m x 1.88m)**
 - * **SITTING ROOM 24'6" x 13'5" (7.49m x 4.11m)**
 - * **DINING ROOM 23'5" x 10'4" (7.16m x 3.16m)**
 - * **KITCHEN 11'5" x 7'9" (3.51m x 2.41m)**
 - * **BREAKFAST ROOM 8'2" x 7'7" (2.49m x 2.34m)**
 - * **UTILITY ROOM 8'9" x 7'1" (2.71m x 2.16m)**
 - * **STAIRS RISING TO FIRST FLOOR**
- * **BEDROOM ONE 14'6" TO WARDROBE FRONT x 7'7" (4.45m x 2.34m)**
 - * **EN SUITE SHOWER ROOM 8' x 4'3" (2.43m x 1.31m)**
 - * **BEDROOM TWO 12'5" x 10'9" (3.81m x 3.32m)**
 - * **BEDROOM THREE 11'1" x 10'1" (3.38m x 3.07m)**
 - * **BEDROOM FOUR 10'6" x 6'1" (3.23m x 1.85m)**
 - * **BEDROOM FIVE 15' x 6' (4.57m x 1.82m)**
 - * **FAMILY BATHROOM 8' x 5'9" (2.43m x 1.79m)**
 - * **DOUBLE GARAGE 15'7" x 15'1" (4.78m x 4.59m)**
 - * **DRIVEWAY PARKING**
 - * **FRONT AND REAR GARDENS**
 - * **DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

A welcoming double glazed frosted front door opens into the entrance porch providing useful storage with a cupboard housing the property's fuses and gas meter. A timber glazed door with matching frosted side screen leads into the spacious entrance hallway where stairs rise to the first floor. The shower room is conveniently positioned on the ground floor and features two frosted windows to the front, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and a shower cubicle fitted with a 'Triton' shower. The bright and airy sitting room provides a comfortable space for relaxing and entertaining with sliding patio doors opening directly onto the rear garden allowing plenty of natural light into the room. Further features include a front facing window, TV point, serving hatch to the kitchen and an attractive fireplace with gas fire, marble effect hearth, surround and wooden mantel. Double opening doors lead through to the dining room creating an excellent flow between the reception spaces. The dining room benefits from windows to both front and rear, together with two additional frosted windows to side. The kitchen is fitted with a range of wall and floor mounted cupboards with worksurfaces over, complimented by part tiled walls and a rear facing window. There is space for an oven and dishwasher, one and a quarter single sink with drainer and mixer tap and wall mounted 'Glow Worm' boiler. An archway leads through to the breakfast room which has a rear facing window and additional wall mounted storage. A useful utility room provides further storage and workspace with a frosted window and door opening onto the rear garden. The room also features a range of wall and floor mounted cupboards, rolled top worksurfaces and a single sink with drainer and hot and cold taps. Convenient internal access is also provided into double garage. The first floor landing benefits from a useful storage cupboard with slatted shelving together with loft access via a hatch. Bedroom one is a well proportioned room overlooking the rear garden and benefits from a range of fitted wardrobes. The adjoining en suite shower room features a rear facing window, part tiled walls, low level flush WC, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap and a separate shower cubicle. Bedroom two also enjoys a rear facing window whilst bedrooms three and four are positioned to the front of the property. Bedroom four further benefits from a built in wardrobe with double opening doors. Bedroom five enjoys windows to both the front and side as well as a telephone point. Completing the first floor is the family bathroom featuring a frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold taps and a bath with mixer tap and shower attachment over. To the front, the property is approached via a tarmac driveway providing ample off road parking for a number of vehicles with an adjoining area of lawn adding to the property's kerb appeal. The driveway leads to the double garage which benefits from an electric up and over door, lighting, power and convenient internal access into the utility room.





The generous and private rear garden provides an excellent outdoor space for relaxing and entertaining. A patio area runs adjacent to the property creating an idea seating area while the remainder is predominantly laid to lawn and enclosed by timber fencing and mature shrub borders offering a good degree of privacy. There is also hard standing providing space for a greenhouse and shed. Side access leads conveniently back to the front of the property. Overall, this spacious five bedroom home offers well balanced accommodation, generous reception space, excellent storage and a sizeable private garden making it a versatile home for family living and entertaining.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the first turning left into West Way and bear round to the right continuing into Upton Way. High Way is the first turning on the left hand side.

COUNCIL TAX: Band F BCP (Poole) 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: R2149