Hillier Wilson

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59 Upton Way
Broadstone BH18 9LU

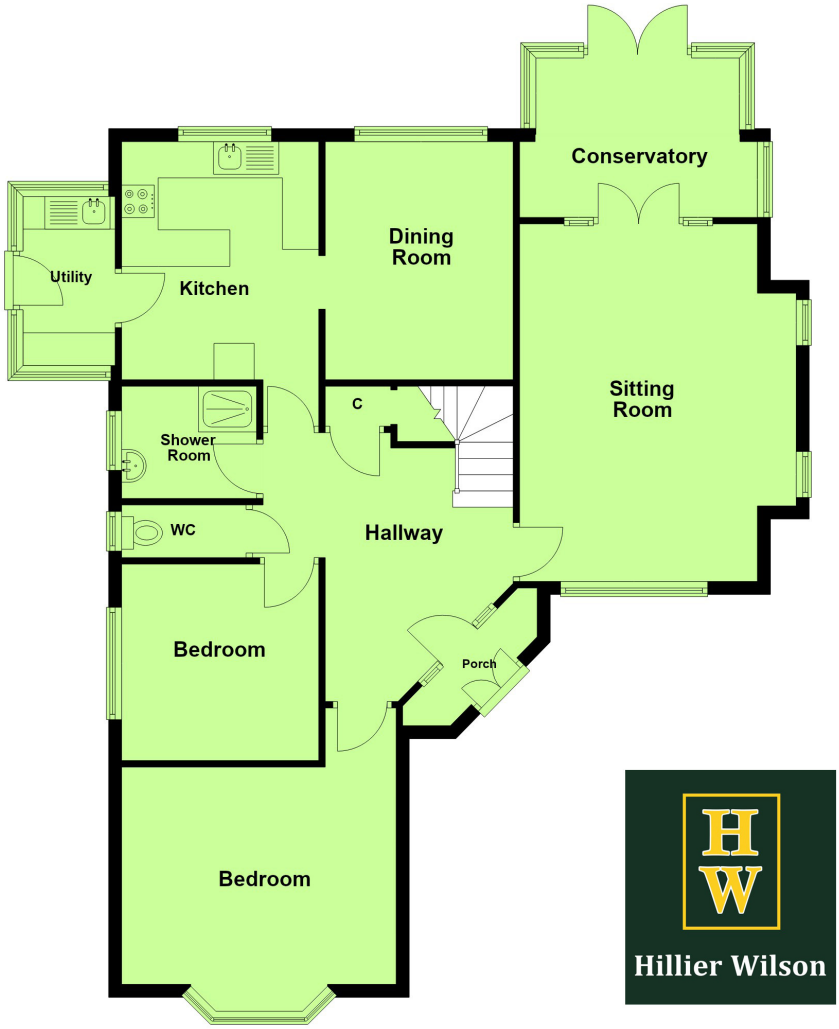
Price **£550,000** Freehold



A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION BEING OFFERED TO THE MARKET FOR THE FIRST TIME IN 60 YEARS. GENERAL UPDATING REQUIRED AND NO FORWARD CHAIN.

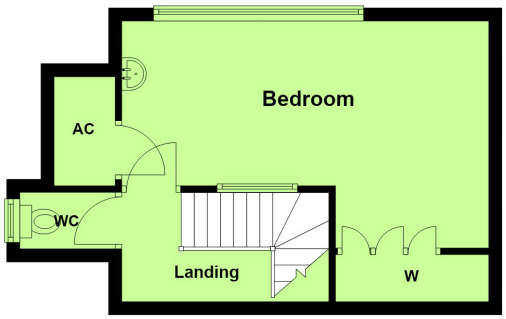
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Ground Floor



Hillier Wilson

First Floor



Total area: approx. 133.1 sq. metres (1433.0 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 effenciency can be given
Plan produced using PlanUp.

* **PORCH 8'6" X 2'6" (2.62m x 0.79m)**

* **ENTRANCE HALLWAY 13'7" X 12'6" MAXIMUM (4.17m x 3.84m)**

* **SITTING ROOM 18'1" X 14'5" (5.51m x 4.41m)**

* **CONSERVATORY 12'4" X 9'1" (3.77m x 2.77m)**

* **KITCHEN 14'5" X 9'8" (4.41m x 2.98m)**

* **DINING ROOM 12'1" X 9'3" (3.68m x 2.83m)**

* **UTILITY 8'3" X 5' (2.52m x 1.52m)**

* **BEDROOM ONE 14' X 13'9" (4.26m x 4.23m)**

* **BEDROOM TWO 10' X 10' (3.0m x 3.0m)**

* **SHOWER ROOM 6'7" X 5'5" (2.04m x 1.67m)**

* **CLOAKROOM 6'5" X 2'6" (1.98m x 0.79m)**

* **STAIRS RISING TO FIRST FLOOR**

* **CLOAKROOM 4'9" X 2'9" (1.49m x 0.88m)**

* **BEDROOM THREE 18'4" X 11'2" MAXIMUM (5.60m x 3.41m)**

* **FRONT, SIDE AND REAR GARDENS**

* **DRIVEWAY PARKING AND SINGLE DETACHED GARAGE**

* **DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**













ABOUT THIS PROPERTY

Double opening frosted doors give access into the entrance porch which in turn via a timber glazed frosted door with matching side screens leads into the spacious entrance hallway which has telephone point, sizeable understairs storage cupboard and stairs rising to the first floor. The sitting room has window to front, two further windows to side, brick-built fireplace with tiled hearth, TV point and double opening doors leading out to the conservatory which in turn leads to the rear garden. The kitchen has window to rear, range of wall and floor mounted cupboards, rolled top working surfaces, part tiled walls, single sink with drainer and hot and cold tap, wall mounted 'Worcester' boiler, space for fridge and freezer, integrated appliances to include oven, grill, four ring gas hob and extractor fan and access into the separate dining room which has window to rear with pleasant views over the garden. Off the kitchen is the utility which has windows to front, side and rear, rolled top working surfaces, single sink with drainer and hot and cold tap, tiled flooring and space and plumbing for washing machine. Bedroom one has window to front and bedroom two has window to side. The family shower room has frosted window to side, fully tiled walls, shaver point, pedestal wash hand basin with hot and cold tap and walk in shower cubicle with shower. The cloakroom has frosted window to side and low-level flush WC.

The first-floor landing has access to eaves storage and cloakroom which has frosted window to side and low-level flush WC. Bedroom three has window to rear, loft access via a hatch, airing cupboard with hot water tank and slatted shelving, access to eaves storage and pedestal wash hand basin with hot and cold tap.

The property occupies a sizeable and mature corner plot with the front and side being predominantly laid to lawn with low level brick wall and mature shrub borders. Accessed off Corfe Way a driveway provides off road parking which in turn leads to the single detached garage which has up and over door, light and power. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn. Access down both sides of the property in turn lead to the front.





DIRECTIONS:

From Broadstone Centre proceed to the main roundabout and take the second exit into Clarendon Road. Take the first left into West Way and then take the right hand fork into Upton Way and the property will be found on the corner of Corfe Way and Upton Way.

COUNCIL TAX: Band E BCP (Poole) Council

ENERGY EFFICIENCY RATING: To be confirmed

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: R2165