

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

[www.quayliving.co.uk](http://www.quayliving.co.uk)



Broomhill Way, Poole

**BH15 4GJ**

£389,950 Freehold



- **Modern Freehold House**
- **Immaculate Condition**
- **Garage and Two Parking Spaces**
- **Moments From Hamworthy Park**
- **Gas Central Heating**
- **Three Double Bedrooms**
- **Redecorated and Re-Carpeted Throughout**
- **Chain Free**
- **Brand New Roof with 10 Year Warranty**
- **EPC C**

A fabulous opportunity to acquire a thoroughly turn-key family home, completely redecorated and re-carpeted throughout. Offering three generous double bedrooms, a spacious reception, fully-integrated kitchen/diner and parking for three cars. This home has all the space a growing family needs, and with Hamworthy Park, local schools and the new Tesco Express on the doorstep its location is unbeatable! With no onward chain, this fabulous home is ready for early occupation now.



### Entrance Hallway

UPVC front door and glazed, full-height sidescreen opening into a light, spacious entrance passageway. Stairs with painted, turned timber balustrading rising to first floor. Multi-arm pendant lighting, radiator, door to ground floor cloakroom.

### Cloakroom

Understairs cloakroom with low-level, push-button WC and semi-circular hand basin with mirror-fronted cabinet over, radiator, tile-effect floor covering.

### Kitchen / Diner 15'1" x 13'3" max (4.6m x 4.05m max)

Kitchen with multi-directional spotlighting and window overlooking rear garden. Attractive range of rich-coloured, flat-fronted timber base cupboard and wall units with a contrasting granite-coloured work surface and stainless steel handles. 1.5 x basin sink with swan-neck mixer tap. Gas hob with electric oven beneath and integrated extractor over. Full-height fridge/freezer, washer/dryer and 12-place dishwasher. Dining area with full-height glazed double doors and an additional full-height window offering attractive easterly views over the lawned rear garden. Double radiator, directional spotlighting. Grey, slate-effect floor tiling throughout.

### Sitting Room 15'7" x 15'1" (4.75m x 4.6m)

### Bedroom One 11'5" x 9'0" (3.50m x 2.75m)

With east-facing window and full-height glazed door to balcony overlooking rear garden. Pendant light, low-level radiator, double-width fitted wardrobe and further full-height cupboard. Door to en-suite.

### En-suite

Fitted shower room with half-height beige mosaic wall tiling and contrasting vinyl floor covering. Walk-in shower with glazed shower screen, riser rail, overhead and hand-held showers. Wash basin with chrome mixer tap and mirror over, low-level push-button WC, chrome ladder-rack heated towel rail, shaver socket.

### Bedroom Two 13'8" x 8'7" (4.18m x 2.63m)

Front-facing double bedroom with full-height fitted wardrobe. Pendant light fitting, radiator.

### Bedroom Three 12'1" x 8'3" (3.70m x 2.53m)

First-floor, front-facing double bedroom with double wardrobe, pendant lighting, radiator.

### House Bathroom 8'2" x 5'8" (2.50m x 1.75m)

Located on the second floor, bathroom with high-level window, half-height mosaic wall tiling, bath with shower with thermostatic shower mixer and glazed screen over. Hand basin with chrome mixer tap and mirror-fronted vanity cabinet over. Low-level, push-button WC. Chrome heated ladder-rack towel rail. Tile-effect vinyl floor covering. Shaver point and multi-point wall light.

### Garage

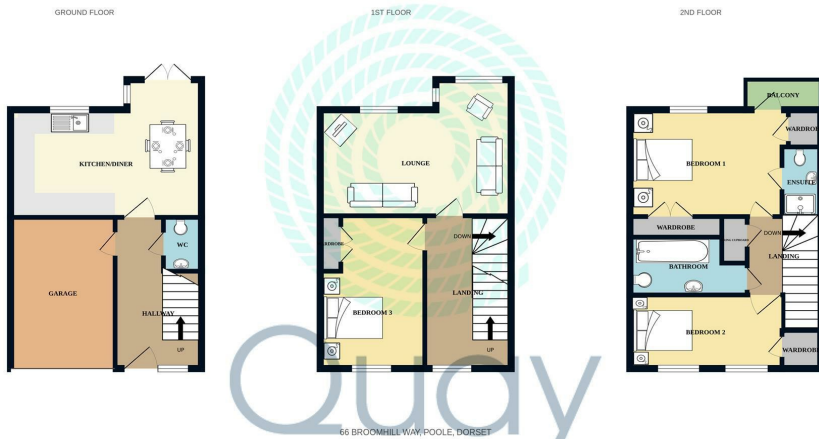
Integral single garage with light and power and up-and-over door.

### Outside

East-facing rear garden with generously-sized paved patio, newly-laid lawn and a handy garden shed. Outside tap. Rear access gate. To the front elevation, a mixture of brick paviour and paving provide parking space for two cars.

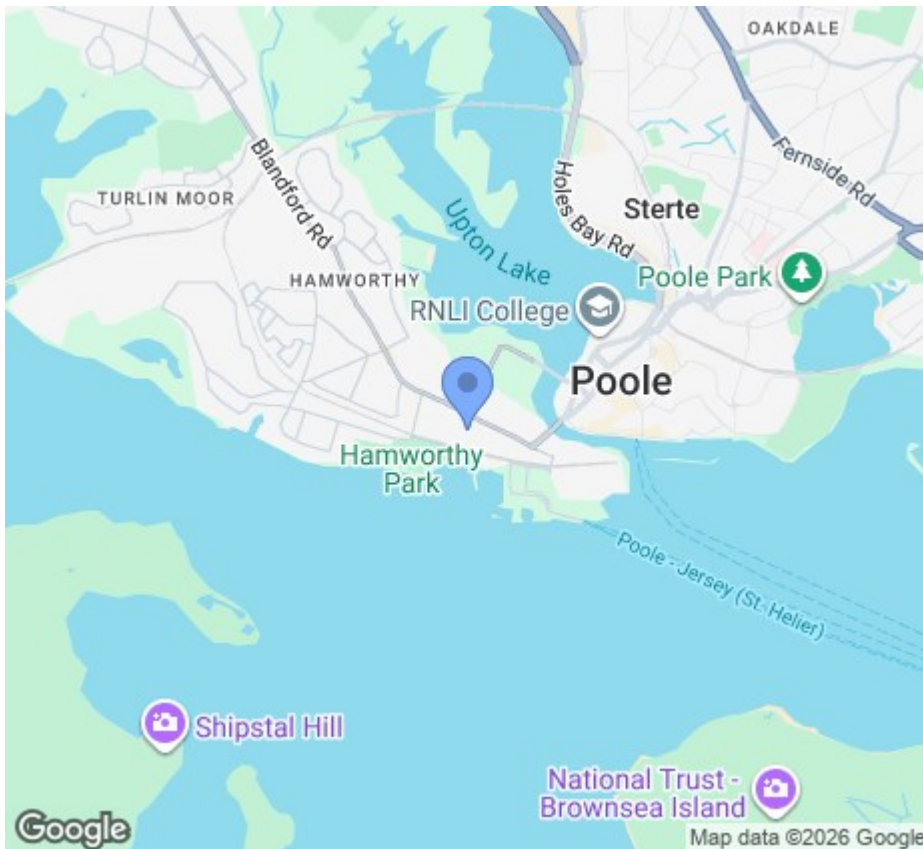
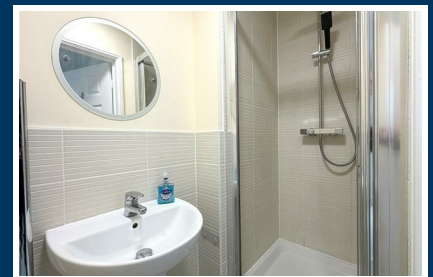
An annual contribution of approximately £150 is charged to maintain the communal landscaping.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with MapInfo GIS/ESRI

Quay  
HOLIDAYS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	86
		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

01202 683444  
Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG  
www.quayliving.co.uk

