

7 Kirkway, Broadstone, BH18 8ED

**£450,000
Freehold**



A four bedroom detached home situated in the heart of Broadstone and within a moments walk of amenities. The property benefits from gas fired heating with radiators, UPVC double glazing two ground floor reception rooms and a cloakroom plus four bedrooms and a bathroom to the first floor. There are easily maintained front and rear gardens and access to the rear leads to the detached double garage fitted with an electrically operated roller door and there is also a work shop. A driveway provides off road parking and there is adjacent boat/caravan space.

PILLARED ENTRANCE PORCH With outside light and UPVC double glazed front door leading to:

GENEROUS RECEPTION HALL 17' 9" x 4' 10" min. (5.41m x 1.47m) Coved ceiling, radiator, telephone connection point, understairs storage cupboard, further storage cupboard

GROUND FLOOR CLOAKROOM/UTILITY Coved ceiling, radiator, window to front aspect, WC and wash hand basin, recess with space and plumbing available for an automatic washing machine with room for tumble dryer over, wood effect laminate flooring

LOUNGE 17' 9" plus bay x 11' 10" (5.41m x 3.61m) Coved ceiling, bay window to front aspect, two radiators, TV aerial connection, ornamental fireplace with marble hearth and surround with electric fire. A square archway opens to:

SEPARATE DINING ROOM 10' 10" x 10' 5" (3.3m x 3.18m) Coved ceiling, radiator, UPVC double glazed patio doors to the rear garden

KITCHEN 10' 10" x 10' 3" (3.3m x 3.12m) A range of grey oak style units comprising of twin bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces with a comprehensive range of drawers and base storage cupboards below with integrated Bosch slimline dishwasher, electric oven and adjacent microwave with plinth over, integrated five ring gas hob with stainless steel splashback and extractor canopy over and eye level wall mounted units with underlighting, one of which conceals the Vaillant combination boiler serving the heating and domestic hot water supply, space suitable for an upright fridge/freezer with cupboards above and to the side, coved ceiling with inset downlighting, radiator, ceramic tiled floor, partly tiled walls, door to side pathway and window overlooking the rear garden with pelmet lighting over

STAIRCASE FROM THE RECEPTION HALL, LEADS TO:

FIRST FLOOR LANDING Coved ceiling, window to side aspect, linen cupboard with shelving, large loft hatch with sliding ladder gives access to the roof space

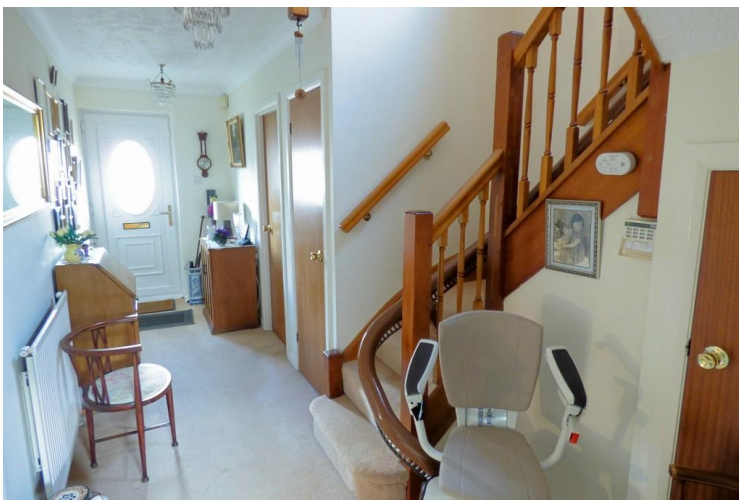
BEDROOM 1 12' 7" x 11' 10" (3.84m x 3.61m) Coved ceiling, radiator, two TV aerial points, two bedside light points with dimmer control switches, window to front aspect, telephone point

BEDROOM 2 10' 11" x 10' 4" (3.33m x 3.15m) Coved ceiling, radiator, window overlooking the rear garden

BEDROOM 3 10' 6" x 9' (3.2m x 2.74m) Coved ceiling, radiator, window overlooking the rear garden

BEDROOM 4 9' 11" x 9' (3.02m x 2.74m) Coved ceiling, radiator, window to front aspect

BATHROOM White suite comprising of panel enclosed bath, fully tiled separate shower cubicle, WC, vanity unit with inset wash hand basin with drawers and cupboards below, mirror with cupboard and pelmet lighting, coved smooth plastered ceiling with inset downlighting, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail




OUTSIDE - FRONT To the front there is a capped low brick wall with matching brick pillars and two pedestrian gates with a block paved pathway leading to the front door. The front garden has been predominantly laid to slate chippings for ease of maintenance and there is a raised shrub border. A pathway leads along the left hand side of the property via a gate and gives access to:

OUTSIDE - REAR Running across the full width of the property there is a generous area of paved patio with outside lighting and a water tap and a number of raised borders stocked with a wealth of specimen shrubs and plants. A step leads up to a further raised patio area, again with further well stocked borders. The garden is enclosed to both sides by timber panelled fencing and at the rear of the garden a UPVC double glazed door leads to the garaging. Accessed from Tudor Road there is the **DOUBLE GARAGE** measuring 16' x 15' 8" which has two parking spaces to the front of it on the tarmac driveway and to the left a further hardstanding for a boat or caravan. The garage has an electronically operated roller door, power and a light and a door leading to the adjoining **WORKSHOP** which measures 12' 2" x 9' 10" which has power and a light and UPVC double glazed windows to the front and rear.

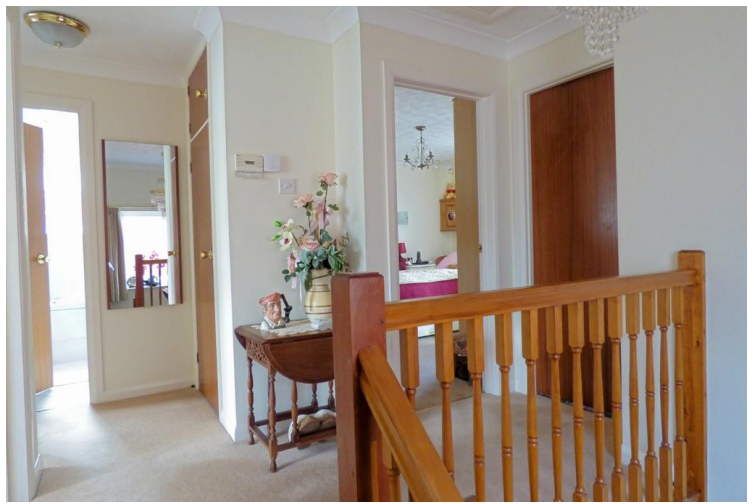
COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

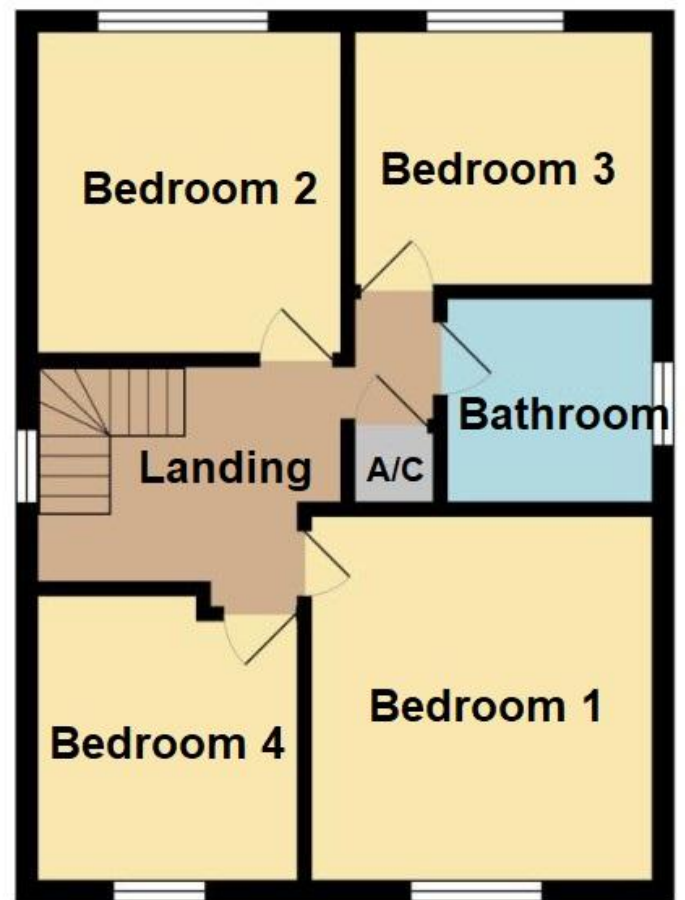
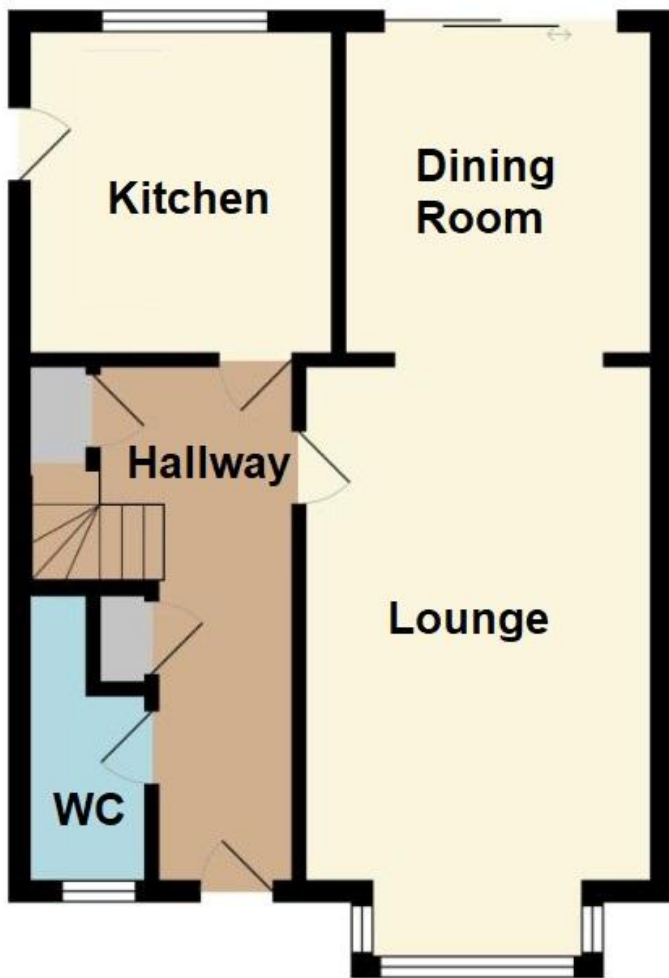
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Ref: 14761

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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