

**44 Cowslip Road, Broadstone,
BH18 9QZ**

**£550,000
Freehold**



An excellently presented, four bedroom, three reception room detached family home benefitting from a generous block paved driveway and detached double garage and situated in a sought after location. The property has gas fired heating with radiators, UPVC double glazing, a security alarm system and a well equipped kitchen/breakfast room with granite worksurfaces and a separate utility room with matching units. There is a very pleasant reception hall with engineered oak flooring leading to a generous galleried first floor landing. To the ground floor there is a cloakroom and to the first floor a family bathroom and re-fitted bathroom to the master bedroom. The gardens form a particular feature of the property being well maintained by the present owners with a landscaped rear garden with areas of patio, decking and an ornamental fishpond. Within close proximity of the house there is excellent walking across Upton Heath and the "Trailway" leads to the centre of Broadstone approximately a mile away.

COVERED ENTRANCE PORCH With outside light and quarry tiled step, a glazed oak front door leads to:

RECEPTION HALL Coved ceiling, wall mounted heating thermostat control, engineered oak flooring, telephone connection point, understairs storage cupboard with shelving, built in shoes/coat cupboard

CLOAKROOM A white suite comprising of WC with concealed cistern, inset wash hand basin with centre mixer tap and double cupboard below, coved ceiling, window, ceramic tiled floor, radiator

LOUNGE 17' 7" x 11' (5.36m x 3.35m) Coved ceiling, Adam style fireplace with living flame gas fire, two radiators, TV aerial connection, two wall light points, telephone point, window to side aspect, UPVC French doors with adjoining side screens lead to the rear garden

GLAZED DOUBLE DOORS OPEN FROM THE HALLWAY TO:

DINING ROOM 12' x 8' 7" (3.66m x 2.62m) Coved ceiling, window to front aspect, radiator, continuation of the engineered oak flooring from the reception hall

STUDY 7' 9" x 7' (2.36m x 2.13m) Coved ceiling, radiator, window to front aspect, continuation of the hallway flooring, built in corner desk unit with a range of drawers below, shelving above and to the side glazed cabinets with shelving

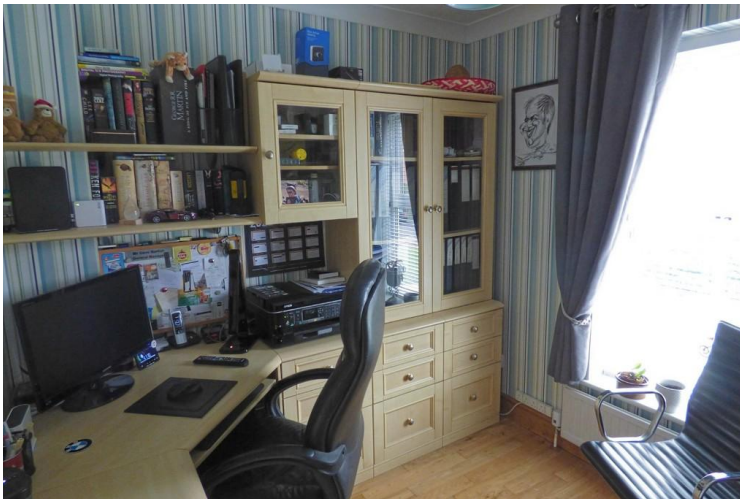
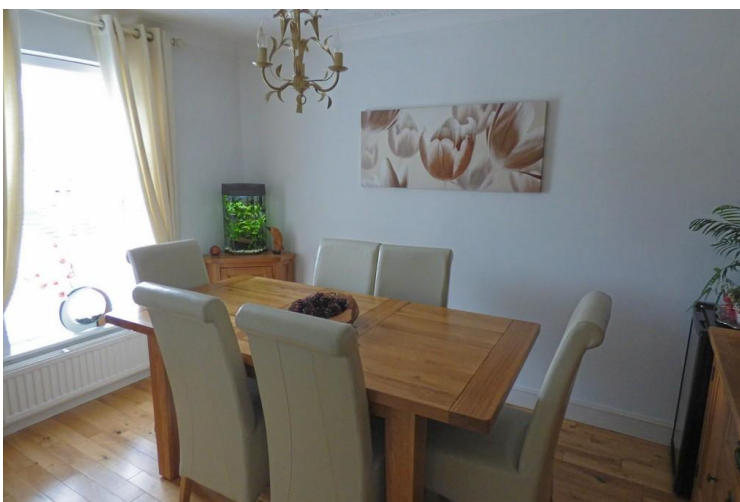
KITCHEN/BREAKFAST ROOM 12' 10" x 8' 2" (3.91m x 2.49m) A range of cream gloss units and comprising of a one and a half bowl single drainer sink unit with centre mixer tap with waste disposal and adjacent granite worktop surfaces, a range of soft close drawers and base storage cupboards below and eye level wall mounted units over with underlighting, Neff five ring gas hob with extractor canopy above and to the side an integrated Neff double oven with cupboard over, space and plumbing available for a dishwasher, integrated fridge and freezer, pull-out larder style cupboard with adjacent larder unit, smooth plastered coved ceiling with inset downlighting, radiator, ceramic tiled floor, space for breakfast table and chairs, window enjoying an outlook over the rear garden

UTILITY ROOM 8' 3" x 5' 9" (2.51m x 1.75m) Range of matching units with granite worksurfaces with a single bowl single drainer sink unit with centre mixer tap with base storage cupboard below and a nest of drawers, space and plumbing available for an automatic washing machine and tumble dryer, eye level wall mounted units over, Worcester boiler serving the heating and domestic hot water supply, radiator, continuation of the ceramic tiled floor, coved smooth plastered ceiling with inset downlighting, door with adjacent window leading to the rear garden

A STAIRCASE FROM THE RECEPTION HALL, LEADS TO:

FIRST FLOOR GALLERIED LANDING Radiator, coved ceiling, window to front aspect, deep airing cupboard housing the hot water cylinder with fitted immersion, loft hatch giving access to roof space

BEDROOM 1 11' 2" + wardrobes x 11' min. (3.4m x 3.35m) A good size master bedroom with coved ceiling, radiator, bedside light points, two built in double wardrobes, telephone point, TV aerial point, window to rear garden



EN-SUITE BATHROOM White suite comprising of a panel enclosed bath with wall mounted shower with rain shower head, WC with concealed cistern, inset wash hand basin with drawers and cupboards below with mirror over with pelmet lighting, two wall mounted cupboards with shelving below and electric shaver point, coved smooth plastered ceiling with extractor fan, ceramic tiled floor, chrome heated towel rail, window to side aspect, fully tiled walls

BEDROOM 2 9' 8" + wardrobes x 7' 9" (2.95m x 2.36m) Radiator, coved ceiling, window to front aspect, two built in wardrobe units, TV aerial point

BEDROOM 3 9' 9" x 7' 4" min. + wardrobes (2.97m x 2.24m) Coved ceiling, radiator, wood effect laminate flooring, built in double wardrobe

BEDROOM 4 8' 6" x 7' 6" (2.59m x 2.29m) Coved ceiling, radiator, window to front aspect

BATHROOM Suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower, WC with concealed cistern, inset wash hand basin with cabinet below, coved ceiling, extractor fan, heated towel rail, electric shaver point, partly tiled walls, ceramic tiled floor

OUTSIDE - FRONT The gardens form a particularly attractive feature of the property. The front garden has been neatly laid to lawn with raised Purbeck stone flower beds stocked with a wealth of specimen shrubs including a Magnolia tree. There is a power supply and outside lighting and water tap. A block paved driveway with turning provides off road parking for numerous vehicles and leads to the **ATTACHED DOUBLE GARAGE** fitted with twin up and over doors, one of which is electronically operated. The garage has power and light and a personal door to the rear garden. To the left hand side of the garage a gate gives access to a paved pathway where there is lighting and an ideal storage space for wheelie bins. The pathway then continues to the rear of the garage and the back garden

OUTSIDE - REAR To the rear of the house there is a paved patio area which then adjoins an impressive ornamental pond surrounded by stocked borders and a waterfall leading with a filtration unit. Overlooking the pond and directly to the back of the house there is an area of decking with a water tap and lighting. From the main patio area there is an area of raised decking with an extensively stocked border to the side with Rhododendrons and Azaleas and a second timber deck which leads to a gravel area of the garden with raised borders and a timber built garden shed. The back garden is fully enclosed by timber panelled fencing and has an outside power point and tap

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.

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. **Ref: 14634**



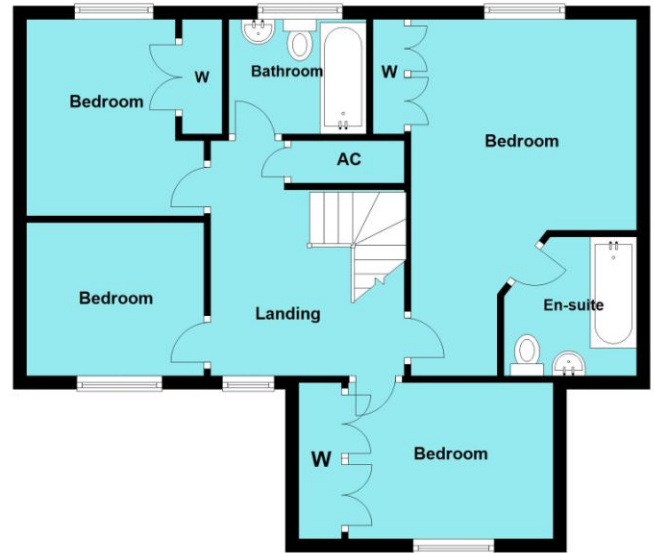


Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)

First Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



Total area: approx. 119.6 sq. metres (1287.6 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 or 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(56-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk