

**109 Twin Oaks Close, Broadstone,
BH18 8JE**

**£450,000
Freehold**



Situated on the edge of this popular small development is this four bedroom detached family home. The property benefits from gas fired heating with radiators and UPVC double glazing and a generous kitchen/dining room overlooking the rear garden. Also on the ground floor is a living room with bay window and a cloakroom. To the first floor are the four bedrooms, two with fitted wardrobes and a contemporary family bathroom. A driveway provides off road parking for two vehicles and leads to the garage and to the rear of the garage is a summer house. Within a moment's walk from the property is excellent dog walking in Pocket Park, in turn leading to the centre of Broadstone.

ENTRANCE CANOPY With outside light, quarry tiled step, storage cupboard, outside lighting, leaded light composite front door leads to:

ENTRANCE HALL Coved ceiling, radiator, wall mounted Hive heating thermostat control

GROUND FLOOR CLOAKROOM White suite comprising of WC, wash hand basin with centre mixer tap with cabinet below, half tiled walls, heated towel rail, window, hanging space for coats with shelf above, ceramic tiled floor

LOUNGE 17' 5" x 10' 6" (5.31m x 3.2m) Coved ceiling, bay window to front aspect, wood effect laminate flooring, light dimmer control switch, Adam style ornamental fire surround, TV aerial connection, glazed door to kitchen/dining room

FROM THE RECEPTION HALL, A DOOR LEADS TO:

KITCHEN/DINING ROOM 19' 3" x 12' 8" narrowing to 9' 4" (5.87m x 3.86m) In the kitchen area there is a range of units comprising of Butler sink with centre mixer tap with adjacent wood block worksurfaces with drawer and base storage cupboards below and space and plumbing available for a dishwasher, integrated double oven, to the side an integrated fridge and freezer and eye level wall mounted units. Central to the kitchen is a peninsular style breakfast bar with wood block worksurfaces with saucepan drawers and storage cupboards below, inset four ring electric hob with extractor canopy above, understairs storage recess with space and plumbing for a washing machine. The kitchen/dining room has a smooth plastered ceiling, ceramic tiled floor, two radiators, connecting door to lounge and a window, single door and French doors opening to the rear garden

A STAIRCASE LEADS FROM THE RECEPTION HALL TO:

FIRST FLOOR GALLERIED LANDING Window to side aspect, cupboard concealing the Glow Worm boiler serving the heating and domestic hot water supply and a loft hatch with sliding ladder gives access to the roof space

BEDROOM 1 11' 6" into bay x 10' 10" (3.51m x 3.3m) Coved ceiling, radiator, bay window to front aspect overlooking nearby woodland, built in double wardrobe

BEDROOM 2 10' 11" inc. wardrobe x 8' 4" (3.33m x 2.54m) Coved ceiling, radiator, double wardrobe, window overlooking the rear garden

BEDROOM 3 9' 7" x 8' 3" (2.92m x 2.51m) Coved ceiling, radiator, window to rear aspect

BEDROOM 4 8' 9" x 8' 3" (2.67m x 2.51m) Coved ceiling, radiator, window to front aspect



BATHROOM A contemporary white suite comprising of 'P' shaped shower bath with centre mixer tap, hand held shower head and rain shower head above, glazed shower screen, WC, wash hand basin with centre mixer tap and cabinet below, fully tiled walls, smooth plastered ceiling with inset downlighting, extractor fan, tall heated towel rail, ceramic tiled floor, window

OUTSIDE - FRONT To the front of the property is an area of grass with a paved pathway to the front door. A tarmac driveway leads along the left hand side of the property and provides parking for at least two cars and leads to the GARAGE fitted with up and over door. The garage has power and light and a personal door to the rear garden. Leading between the house and the garage is a timber gate leading to:

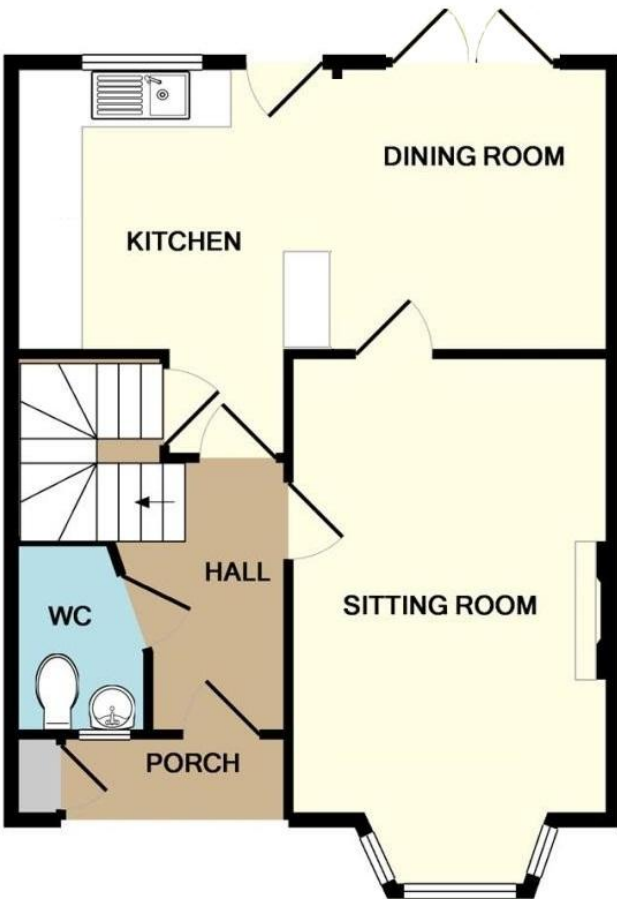
OUTSIDE - REAR Directly to the back of the property is a paved patio that leads to an area of lawn and a paved pathway leads to a timber built summer house located to the rear of the garage. The garden is fully enclosed by timber panelled fencing and enjoys a westerly aspect. Water tap.

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

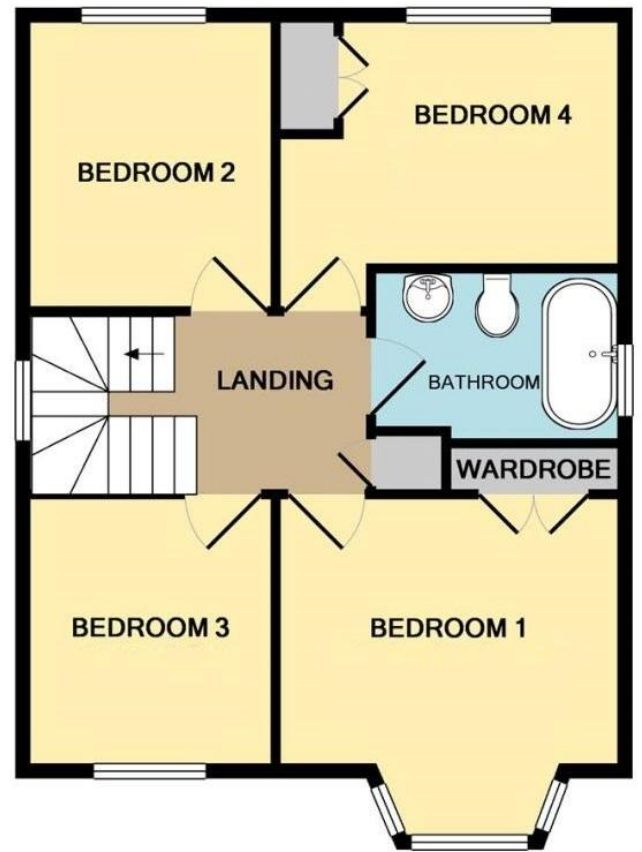
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | |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



GROUND FLOOR



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