

29 Kirkway, Broadstone, BH18 8ED

**£475,000
Freehold**



A very well presented and maintained period home situated in the heart of Broadstone and just a moment's walk from the local amenities. This home, which has been lovingly maintained by the current owners, retains many of the character features that you would expect from a house of this age, combined with the modern benefits of gas fired central heating via a newly installed boiler and UPVC double glazing. There is an attractively fitted kitchen in keeping with the style of the property and a more recent extension to the rear now provides a utility/cloakroom and breakfast room opening onto the cottage style rear garden. A block paved driveway provides off road parking for two vehicles.

COMPOSITE FRONT DOOR With outside light point leads to:

ENTRANCE VESTIBULE Window to side aspect, coved smooth plastered ceiling, ceramic tiled floor and panelled walls to dado rail height. A glazed door then leads to:

MAIN RECEPTION HALL Smooth plastered ceiling with decorative cornice, understairs storage cupboard, a continuation of the ceramic tiled floor from the entrance vestibule and panelled walls to dado rail height, glazed door leads to the lounge and dining room

LOUNGE 13' 2" into bay x 11' 10" (4.01m x 3.61m) Decorative cornice with central ceiling rose, picture rail surround, bay window to front aspect, radiator with decorative cover, wrought iron fireplace with surround with raised hearth fitted with a living flame gas fire, TV aerial and telephone connection. An archway from the lounge leads to:

DINING ROOM 11' 10" max. x 11' 6" (3.61m x 3.51m) Coved ceiling, picture rail surround, wrought iron fireplace with raised hearth, radiator with decorative cover and glazed double doors open to the breakfast room

KITCHEN 15' 6" x 9' max. (4.72m x 2.74m) A comprehensive range of units comprising of a one and a half bowl sink unit with Victorian style centre mixer tap with recessed pelmet lighting above and adjacent worksurfaces with a range of drawers and base storage cupboards below with corner carousel units and wine rack and a range of eye level wall mounted units above with underlighting, open shelving, plate rack, glazed display cabinet, space suitable for a range style cooker with extractor fan and decorative canopy above, space for upright fridge/freezer with cupboard over and pull out larder style cupboard to the side, smooth plastered ceiling within inset downlighting and decorative cornice, radiator, windows to side aspect, partly tiled walls, light dimmer control switch and stained glass door leads to:

BREAKFAST ROOM 12' x 6' 6" (3.66m x 1.98m) Vaulted ceiling with two Velux windows, a continuation of the ceramic tiled floor, radiator with decorative cover, two wall light points, French doors open to the patio and rear garden

UTILITY ROOM/GROUND FLOOR CLOAKROOM 9' max. x 6' 3" (2.74m x 1.91m) Double Butler sink with Victorian style centre mixer tap, wood block surround with double cupboard over and cupboards below, WC with concealed cistern, to the side there is space and plumbing for an automatic washing machine, further cupboards and shelving and a wall mounted cupboard concealing the recently installed Vaillant combination boiler serving the heating and domestic hot water supply

STAIRCASE FROM THE RECEPTION HALL WITH PANELLED DOORS LEADS TO:

FIRST FLOOR LANDING Window to front aspect, smooth plastered ceiling with decorative cornice, panelled walls to dado rail height, loft hatch with ladder to the partly boarded loft which has a light

BEDROOM 1 13' into bay x 10' 7" (3.96m x 3.23m) Coved smooth plastered ceiling, bay window to front aspect, telephone connection point, radiator with decorative cover, space suitable for a bed with upholstered bedhead and to either side floor to ceiling double wardrobe units and a chest of drawers



BEDROOM 2 12' max. x 11' 7" (3.66m x 3.53m) Coved smooth plastered ceiling with radiator, window enjoying an outlook over the rear garden, built in double linen cupboard, built in corner desktop unit with double cupboard over

BEDROOM 3 9' x 7' 7" (2.74m x 2.31m) Radiator, window overlooking the rear garden, built in cabin style bed with storage beneath, shelf over and eye level wall mounted units, built in floor to ceiling double wardrobe with hanging and shelving space

BATHROOM White Victorian style suite comprising of panel enclosed enamelled iron bath with Victorian style centre mixer tap and shower attachment, WC and pedestal wash hand basin, coved smooth plastered ceiling with inset downlighting, partly tiled walls, heated towel rail and window

OUTSIDE - FRONT To the front of the property there is a block paved driveway providing off road parking for two vehicles and a low brick built border with an established and neatly kept conifer hedgerow. To the side of the house there is a brick wall with timber gate giving side access via a blocked paved pathway leading to a garage size store with double doors and windows which provides ample storage.

OUTSIDE - REAR Running across the full width of the property is a paved patio, central steps with curved brick wall and wrought iron balustrading lead to a further circular patio area and a cottage style garden stocked with numerous specimen shrubs and to the rear of the garden there is a brick wall with pergola and brick built BBQ with a further patio area. The garden is fully enclosed by either timber panelled fencing with concrete posts and to the rear boundary by an established and neatly kept conifer hedgerow. Water tap and lighting.

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

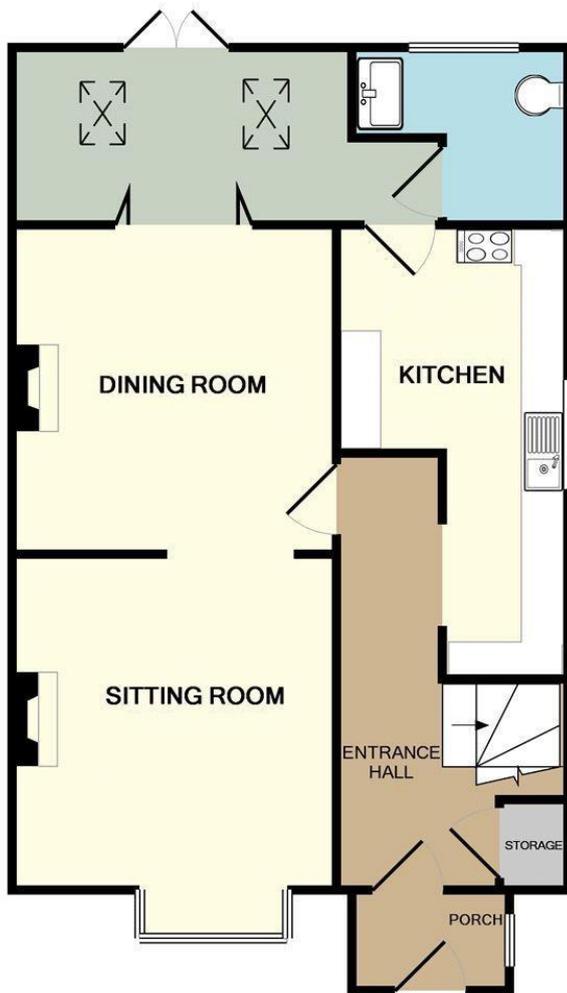
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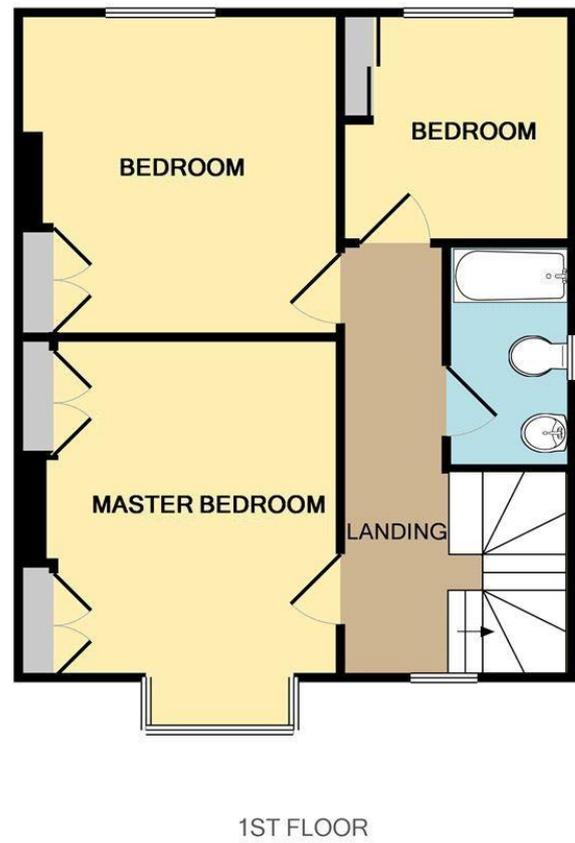
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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