

**98 Upton Way, Broadstone,
BH18 9NA**

**£599,950
Freehold**



Situated in one of Broadstone's most sought after locations is this four bedroom chalet style home offering flexible accommodation with bedrooms located to both the ground and first floor. The property benefits from gas fired heating with radiators and UPVC double glazing and a conservatory overlooks the rear garden. A particular feature of the property is the generous patio and large rear garden and as with many of the neighbouring properties within the road there is great scope to extend if desired, subject to the usual planning permissions. The property is located within walking distance of the centre of Broadstone and also excellent dog walking across Upton Heath which is at the end of the road. There is popular schooling for all age groups including both the boys' and girls' grammar school and the larger centres of Poole, Wimborne and Bournemouth can be easily reached by car or bus.

ENTRANCE CANOPY Inset downlighting, UPVC double glazed front door with adjoining side screens leads to:

ENTRANCE VESTIBULE Smooth plastered ceiling with inset downlighting, hanging rail and shelving for shoes and coats, coir matting, a door leads to:

LOUNGE/DINING ROOM 25' 6" x 14' 1" max. (7.77m x 4.29m) Smooth plastered ceiling with inset downlighting, large windows to front and side aspect, contemporary radiators, TV aerial connection, attractive wood effect flooring, light dimmer control switch, doorway to:

INNER HALLWAY Coved ceiling, door to:

KITCHEN 13' 3" x 10' 3" (4.04m x 3.12m) A range of units comprising of one and a half bowl single drainer sink unit with adjacent wood effect roll top worksurfaces with a range of drawers and base storage cupboards below with an integrated refrigerator, integrated double oven, range of eye level wall mounted units, inset four ring electric hob, space and plumbing available for both an automatic washing machine and dishwasher, further work surface area with radiator below, wine rack above and wall mounted cupboards, coved ceiling, inset downlighting, partly tiled walls, two windows to the rear aspect, UPVC double glazed door leads to:

CONSERVATORY 12' x 9' 10" (3.66m x 3m) Constructed with a brick plinth, UPVC double glazed windows and a polycarbonate roof, there is wood effect laminate flooring, radiator, light dimmer control switch and French doors open to the patio and rear garden. This room is currently used as a dining area

FROM THE INNER HALLWAY, A DOOR LEADS TO:

GROUND FLOOR SHOWER ROOM Double shower cubicle, inset wash hand basin with adjacent countertops with a range of cupboards below, WC with concealed cistern, fully tiled walls, coved ceiling with inset downlighting, ceramic tiled floor, chrome heated towel rail, window

FROM THE LOUNGE/DINING ROOM A DOOR GIVES ACCESS TO:

BEDROOM 3/SNUG 15' x 11' 6" (4.57m x 3.51m) This room is currently used as a cinema room, has smooth plastered ceiling with inset downlighting, contemporary radiator, light dimmer control switch and UPVC double glazed door to the patio and rear garden

A DOOR FROM THE LOUNGE/DINING ROOM LEADS TO:

BEDROOM 4/STUDY 15' x 8' (4.57m x 2.44m) Smooth plastered ceiling with inset downlighting, contemporary radiator, light dimmer control switch, window to front aspect

FROM THE LOUNGE/DINING ROOM AN OPEN TREAD STAIRCASE LEADS TO:

LONG FIRST FLOOR LANDING Three windows overlooking the rear garden, cupboard concealing the recently installed Worcester Bosch boiler serving the heating and domestic hot water supply



BEDROOM 1 13' 5" x 11' 5" (4.09m x 3.48m) Smooth plastered ceiling, inset downlighting, radiator, large window overlooking the front aspect, recess suitable for a fitted wardrobe, currently with two hanging rails, further storage area where there is currently a chest of drawers, light dimmer control switch. From this room there is the provisions for an en-suite shower room which has yet to be completed



BEDROOM 2 15' 7" x 10' 9" (4.75m x 3.28m) Smooth plastered ceiling with inset downlighting, radiator, window overlooking the rear garden

OUTSIDE - FRONT To the front of the property there is a low rendered wall with inset planter, a gravel driveway then provides parking for numerous vehicles, there is a raised area of lawn and both side boundaries are enclosed by timber panelled fencing. The driveway leads to the GARAGE which is located to the right hand side of the property and has an up and over door and a UPVC double glazed door to the rear garden. A pathway to the left hand side of the property gives access to:

OUTSIDE - REAR Running across the full width of the house is a good sized paved patio area with two areas of decking and an area suitable for a hot tub, sleeper edged steps then lead down to the majority of the garden which has been laid to lawn with raised sleeper borders stocked with a number of specimen shrubs and the rear garden is fully enclosed by timber panelled fencing.



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.

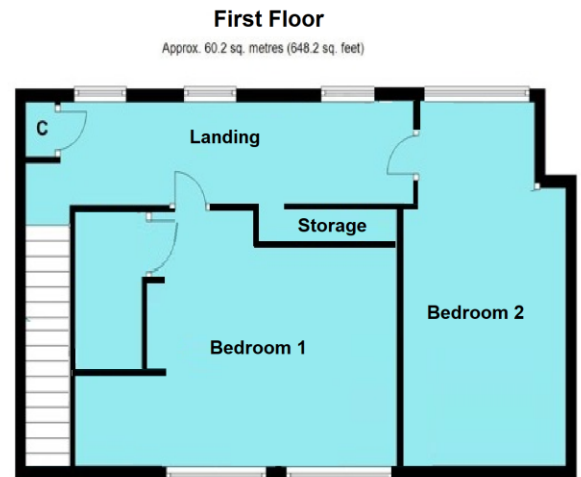
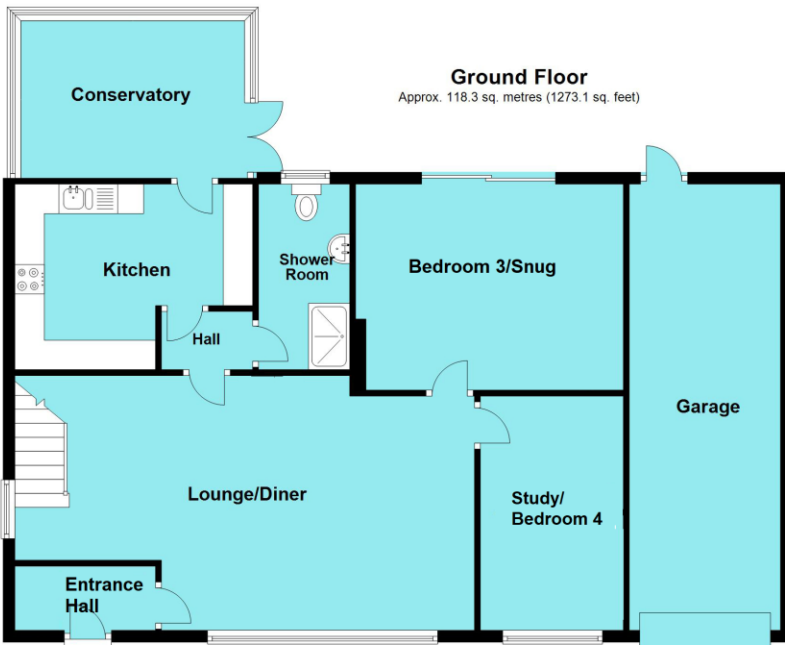
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Ref: 14963

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Total area: approx. 178.5 sq. metres (1921.4 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.

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