

**26 Widworthy Drive, Broadstone,
BH18 9BD**

**£650,000
Freehold**



Situated in one of Broadstone's most sought after roads is this very well presented, three double bedroom chalet style house. The property benefits from generous front and rear gardens, a driveway providing ample off road parking and a detached double garage. Particular features of the property include a generous reception hall and also a well appointed and good size kitchen/dining room overlooking the rear garden. This home offers flexible accommodation with bedrooms located to the ground and first floor and both a family bathroom and an en-suite shower room. There is gas fired heating with radiators and UPVC double glazing and a security alarm system.

LARGE PILLAR COVERED ENTRANCE PORCH With outside light, double glazed front door with matching side screens leads to:

GOOD SIZE RECEPTION HALL Coved ceiling, wall mounted heating thermostat control, radiator, telephone connection point, built in double coats cupboard with box cupboard above

GROUND FLOOR CLOAKROOM Modern white suite comprising of WC, wash hand basin with centre mixer tap with cabinet below, half panelled tongue and groove style walls, coved ceiling with inset downlighting and extractor fan, chrome heated towel rail and window

A GLAZED DOOR WITH ADJOINING SIDE SCREEN LEADS FROM THE RECEPTION HALL TO:

LOUNGE 20' 10" x 13' 6" (6.35m x 4.11m) Smooth plastered ceiling, three radiators, TV aerial connection, contemporary wall mounted electric fire, window to front aspect and UPVC double glazed French doors to side patio

KITCHEN/DINING ROOM 26' 7" x 11' 11" (8.1m x 3.63m) In the kitchen area there is a range of contemporary gloss white units with granite effect roll top worksurfaces comprising of a single bowl single drainer sink unit with centre mixer tap with a range of drawers and base storage cupboards below with integrated dishwasher, five ring gas hob with extractor canopy over with wall mounted units to the side with underlighting, integrated electric oven with a range of cupboards above, below and to the side, integrated fridge and freezer. The kitchen has partly tiled walls, smooth plastered ceiling with inset downlighting, window overlooking the rear garden. In the dining area there is ample space for table and chairs plus a sofa, contemporary tall radiator, TV aerial connection, smooth plastered ceiling, patio door with two large glazed side screens leading to the patio and enjoying an outlook over the rear garden

BEDROOM 3 11' 4" x 9' 9" (3.45m x 2.97m) Smooth plastered ceiling, radiator, window to side aspect, mirror fronted sliding wardrobes

STAIRCASE FROM THE RECEPTION HALL, LEADS TO:

FIRST FLOOR LANDING Inset downlighting, double airing cupboard with slatted shelving and electric heater and box cupboard above, to the opposite side of the landing there are two built in shelved storage cupboards

BEDROOM 1 14' 7" x 11' 10" (4.44m x 3.61m) Coved ceiling with inset downlighting, tall contemporary radiator, built in floor to ceiling sliding wardrobe units, window enjoying an outlook over the rear garden with glimpses over Broadstone through the pine trees to the rear of the garden

EN-SUITE SHOWER ROOM Suite comprising of fully tiled shower cubicle with wall mounted shower controls, hand held shower attachment and rain shower shower head, WC, wash hand basin with centre mixer tap with cabinet below, fully tiled walls, smooth plastered ceiling with extractor fan and inset downlighting, chrome heated towel rail, window

BEDROOM 2 18' 10" x 12' 1" (5.74m x 3.68m) Windows to front and side aspects, radiator, access to eaves storage space



BATHROOM Contemporary white suite comprising of panel enclosed bath with centre mixer tap and hand held shower attachment, inset wash hand basin with centre mixer tap and cupboards below, WC, large fully tiled shower cubicle with wall mounted shower controls and shower attachment, partly tiled walls, tall contemporary radiator, wall mounted Dimplex electric heater, window to side aspect, smooth plastered ceiling with extractor fan, loft hatch giving access to the roof space

OUTSIDE - FRONT The gardens form a particular feature of this home. The property is approached over a long block paved driveway providing off road parking for a number of vehicles. The front garden has then been predominantly laid to lawn and punctuated by a number of established shrubs and trees. Both side boundaries are enclosed by established hedgerow. The block paved driveway continues to the right hand side of the house where there is outside lighting and a water and leads to the ATTACHED GARAGE fitted with an electronically operated up and over door. The garage has power and light available, two windows, space and plumbing available for an automatic washing machine, a cupboards house the pressurised hot water cylinder with immersion and boiler and a door gives access to the rear garden. A wrought iron gate to the right of the garage leads along a pathway, a further gate gives access to:

OUTSIDE - REAR Running across the full width of the house there is paved patio area with raised Purbeck stone planters. The patio then wraps around to the side of the house where there are further raised stocked borders, lighting and double gates return to the front garden. From the patio a step leads down to the majority of the garden which has been laid to lawn again with stocked shrub borders, there is a second patio with summer house and then a paved pathway continues to an established area of rear garden which is left in a more natural state with rhododendrons and pine trees and a storage shed. The garage is enclosed to both sides by timber panelled fencing, there is lighting, a water tap and an attractive treed backdrop.

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: 12406**

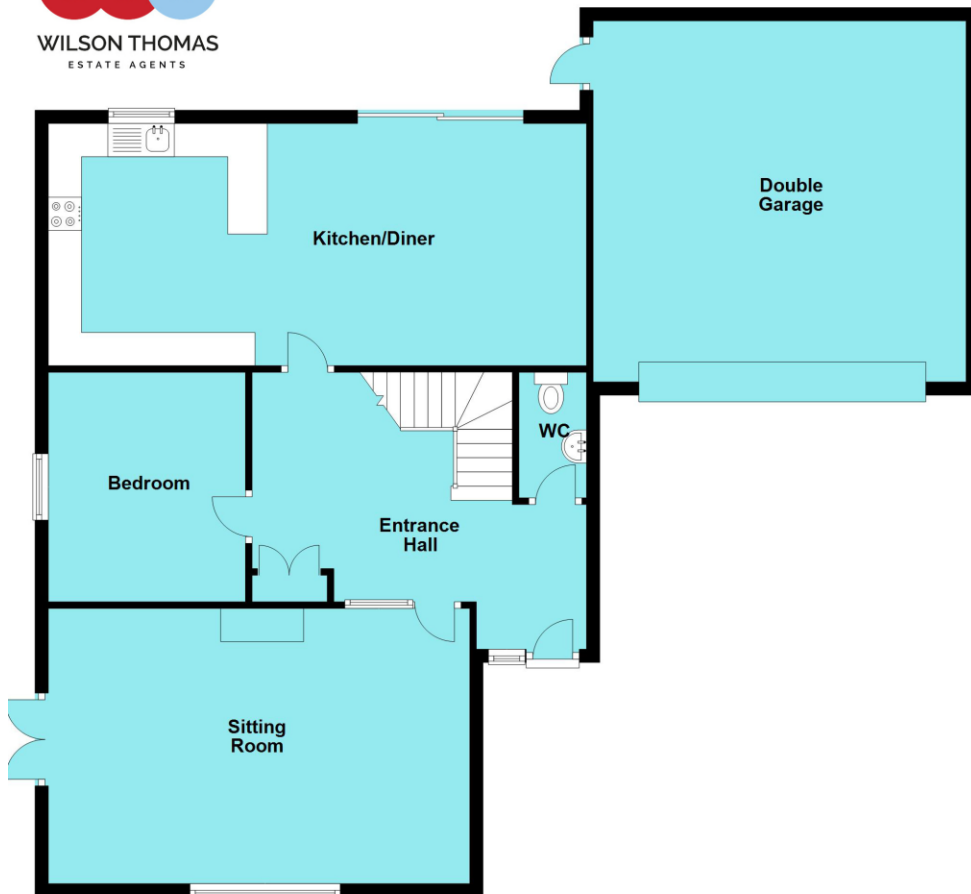
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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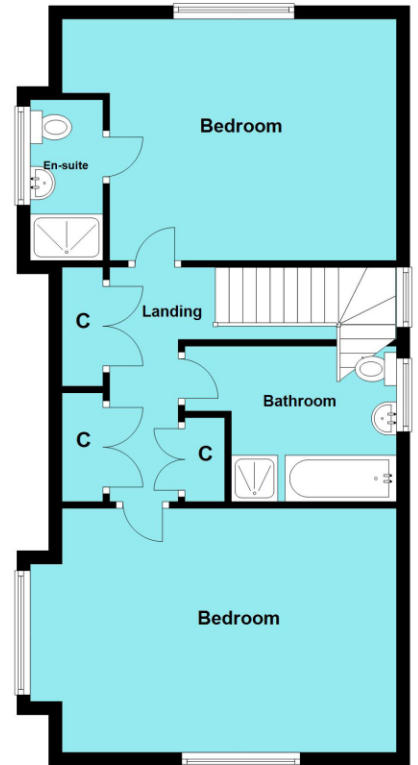




Ground Floor
Approx. 117.7 sq. metres (1266.9 sq. feet)



First Floor
Approx. 57.9 sq. metres (623.1 sq. feet)



Total area: approx. 175.6 sq. metres (1890.0 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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