



Asking Price

£550,000

SORREL GARDENS, BROADSTONE BH18 9WA

Freehold



- ◆ **DETACHED FAMILY HOME**
- ◆ **FOUR DOUBLE BEDROOMS**
- ◆ **EN SUITE FACILITY TO PRINCIPLE BEDROOM**
- ◆ **INTEGRAL SINGLE GARAGE**
- ◆ **OFF ROAD PARKING**
- ◆ **SOUTH WESTERLY FACING GARDEN**
- ◆ **THREE RECEPTION ROOMS**
- ◆ **SOLE AGENTS**

A detached, four bedroom, family home situated within a quiet residential close boasting an integral single garage, south westerly facing rear garden, en-suite facility and off road parking for two vehicles.

Property Description

The property is slightly elevated from the kerb in a private driveway of two properties within this popular, quiet, residential position. The accommodation offers a living room, dining room, kitchen with separate utility, cloakroom and study on the ground floor and there are four double bedrooms all served by a family bathroom on the first floor, along with an en-suite shower facility which serves the principle bedroom. The home benefits from gas fired heating, is double glazed throughout and in the living room features a free-standing wood burning stove with exposed flu, creating a natural focal point.





Gardens and Grounds

The front garden is laid to lawn and there is a driveway to the left hand side of the home suited to two vehicles and in turn gives access to the integral single garage which has an up and over style door. A garden gate to the left hand side of property denotes access to the rear garden which has a south-westerly aspect and is primarily laid to a kept lawn with a patio spanning the rear elevation of the home.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Heating: Gas fired 10 years old and last service Aug 2025. Vented

Parking: Driveway for 2 vehicles and single garage.

Glazing: Double glazed

Loft: Yes. Lighting. No ladder installed.

Garden: South West

Main Services: Electric, water, gas, telephone, drains

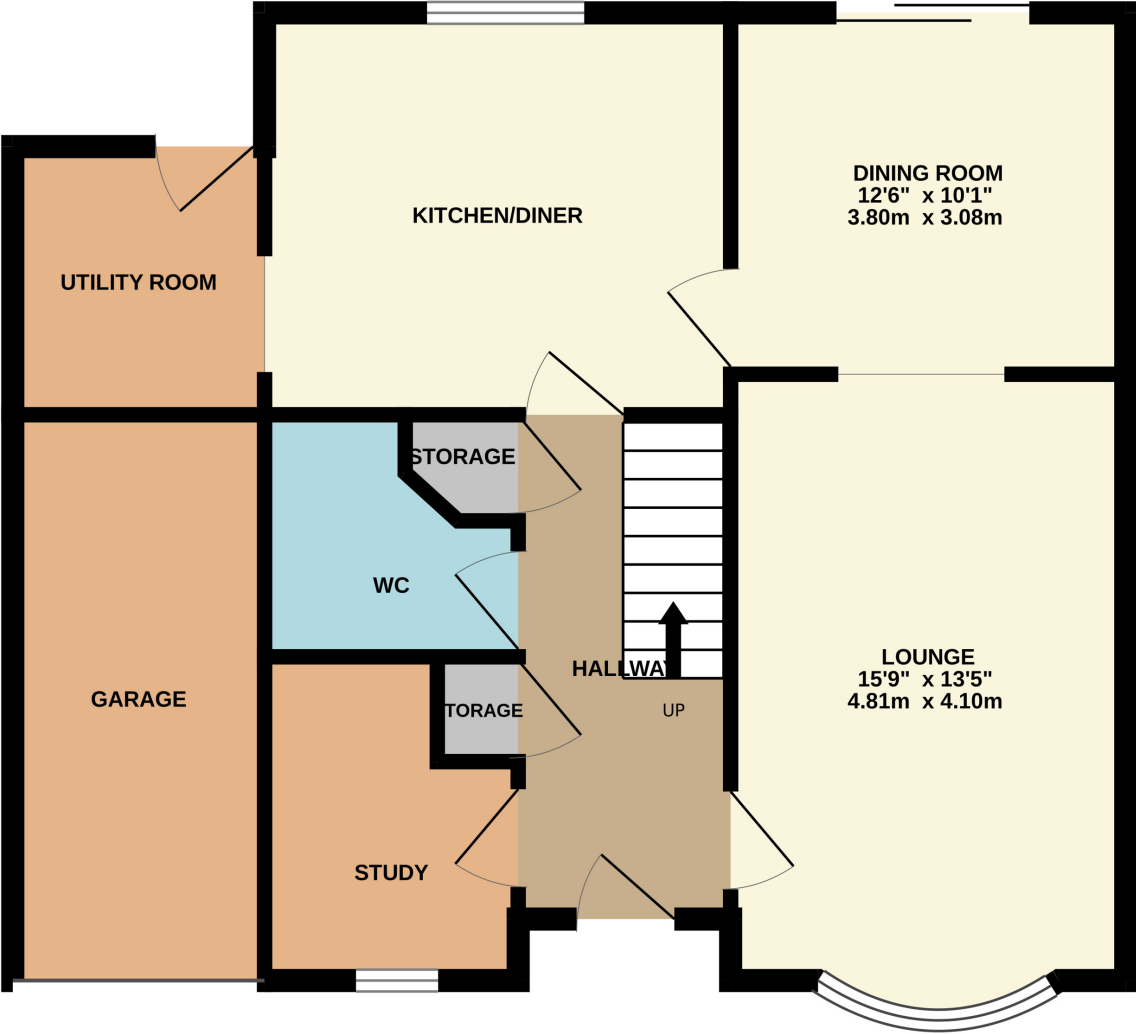
Local Authority: Dorset Council

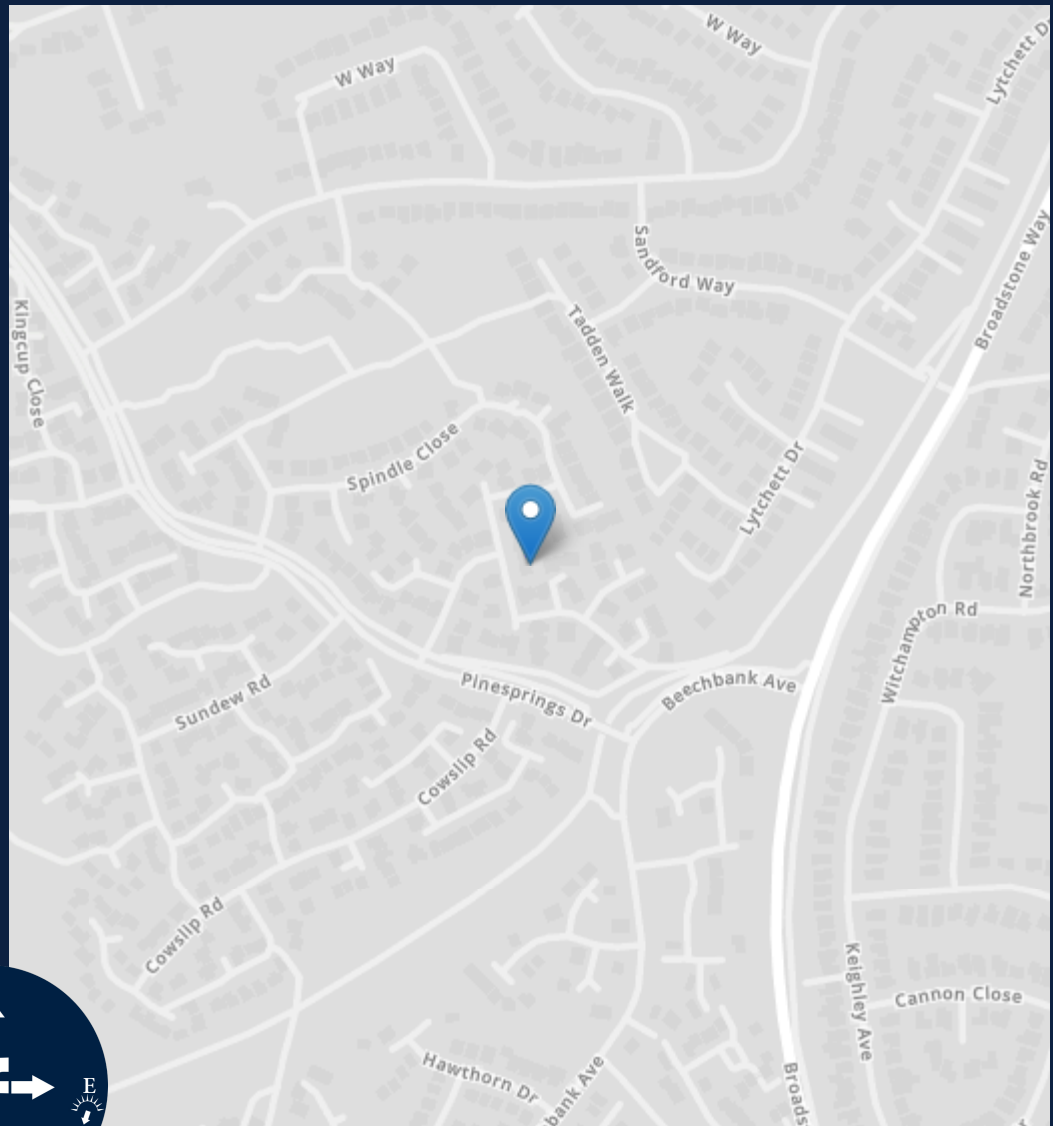
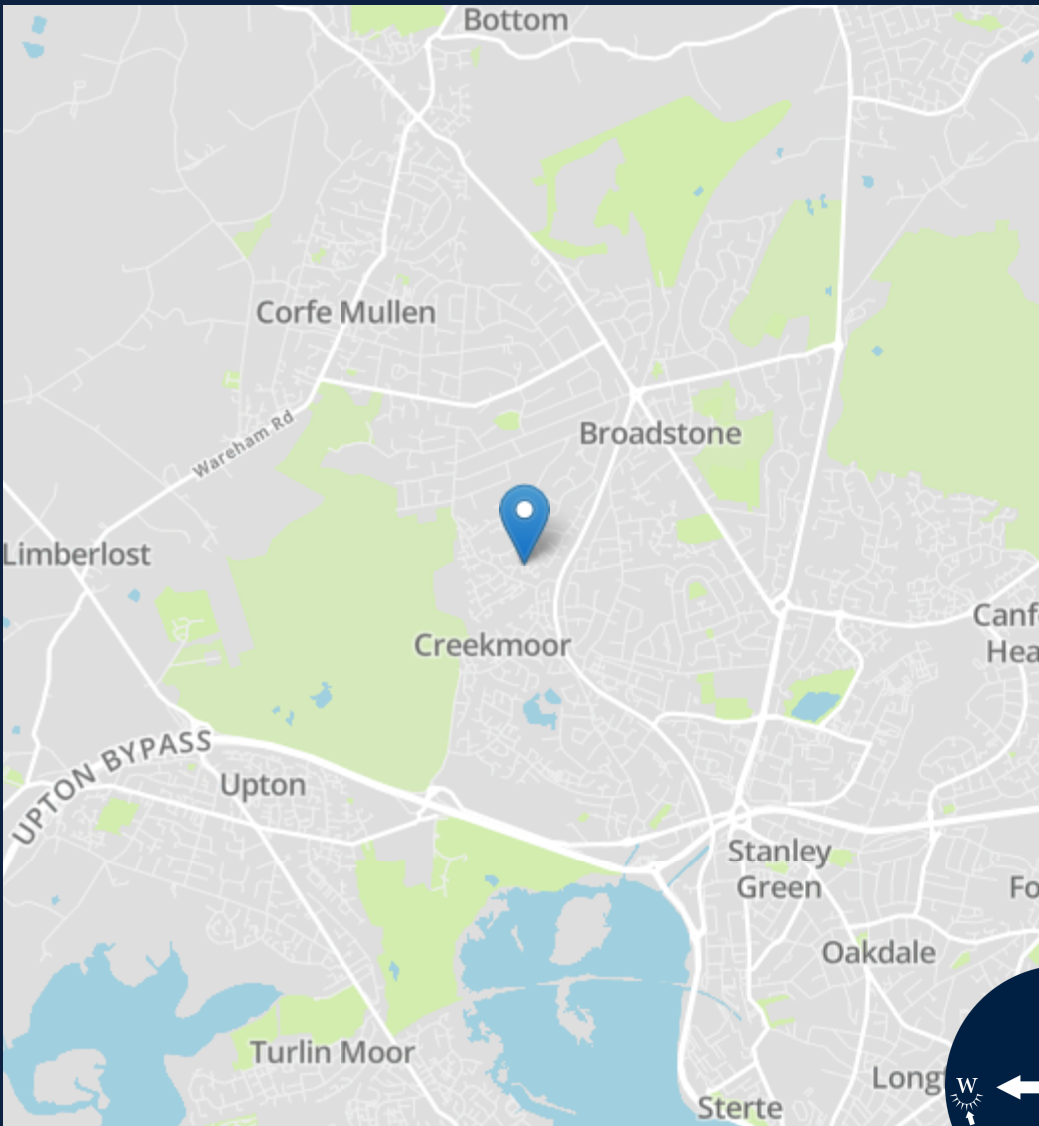
Council Tax Band: F





GROUND FLOOR





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



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ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000