



Asking Price

£550,000

GREENHAYES, BROADSTONE BH18 8LZ

Freehold



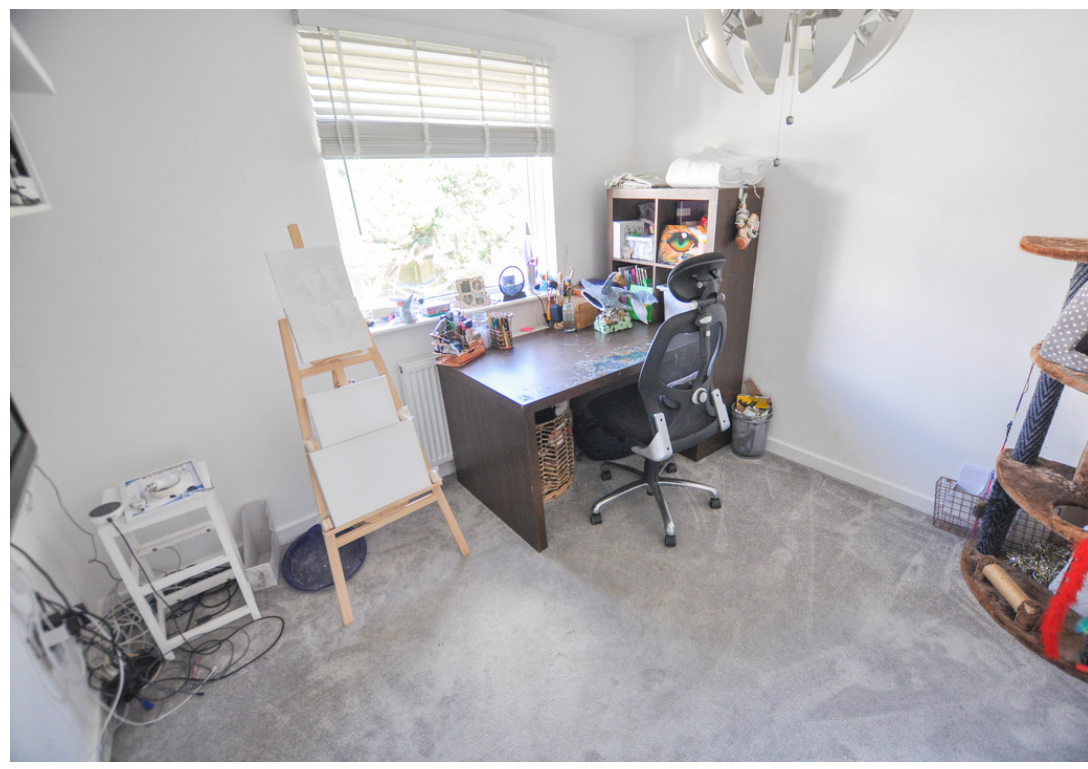
- ◆ DETACHED FAMILY HOME
- ◆ FOUR/FIVE BEDROOMS
- ◆ GENEROUS OFF ROAD PARKING
- ◆ WELL PROPORTIONED ACCOMMODATION
- ◆ DETACHED DOUBLE GARAGE
- ◆ CUL DE SAC LOCATION
- ◆ ENSUITE/FAMILY BATH AND SHOWER ROOM
- ◆ UTILITY ROOM
- ◆ GAS FIRED HEATING AND DOUBLE GLAZING
- ◆ WALKING DISTANCE TO POOLE & PARKSTONE GRAMMAR SCHOOLS

A generous and well proportioned four/five bedroom family home boasting an en-suite facility, as well as a first floor laundry room, offering scope to develop annex accommodation as well as being positioned in a cul de sac location.

Property Description

This particular property sits at the head of the cul de sac and the accommodation comprises a double aspect living room, fully fitted kitchen with woodwork tops and dining area, cloakroom and fifth bedroom/office to the ground floor. Four double bedrooms, three with fitted wardrobes. A family bath and shower room, an en-suite shower room and a utility room on the first floor. The property benefits from a modern gas-fired boiler and pressurised hot water system and is entirely double glazed throughout.





Gardens and Grounds

The front garden is entirely laid to lawn and there is a tarmac driveway which sweeps across the front of the property and through the left-hand elevation. The driveway is suited to several vehicles and, in our opinion, could certainly accommodate a motorhome or caravan.

A five bar gate denotes access to the rear garden and there is a detached double-glazed garage adjacent to the rear boundary. The secure rear garden is primarily laid to lawn and there are a variety of patio and decked areas.

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.



Size: 1636 sq ft (152sq m)

Heating: Gas fired (boiler serviced regularly)

Parking: Driveway and double garage

Glazing: Double glazed

Garden: North facing

Main Services: Gas, water, electric, drains, telephone

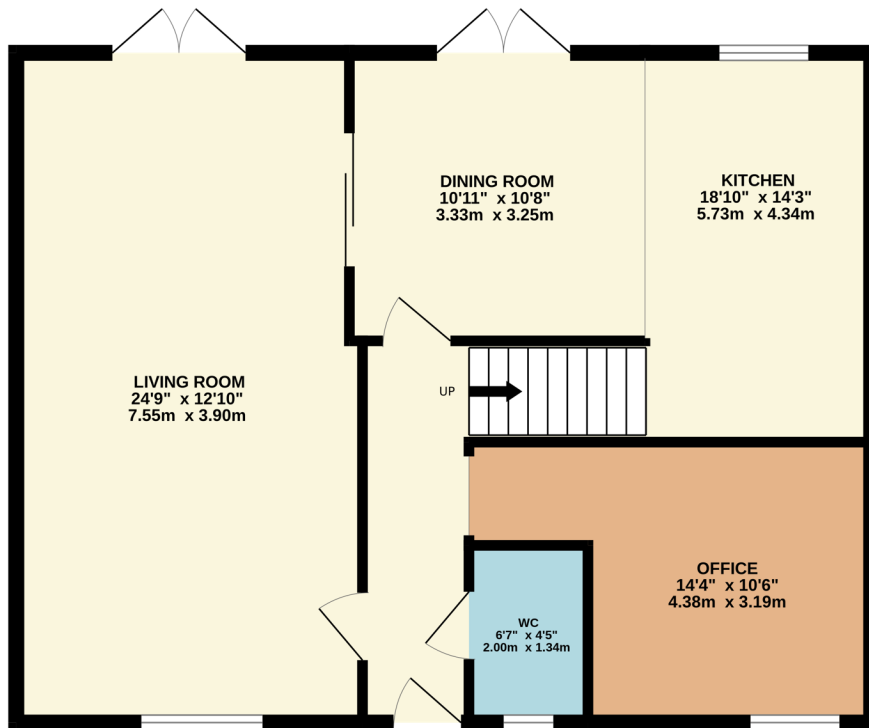
Local Authority: BCP Council

Council Tax Band: F

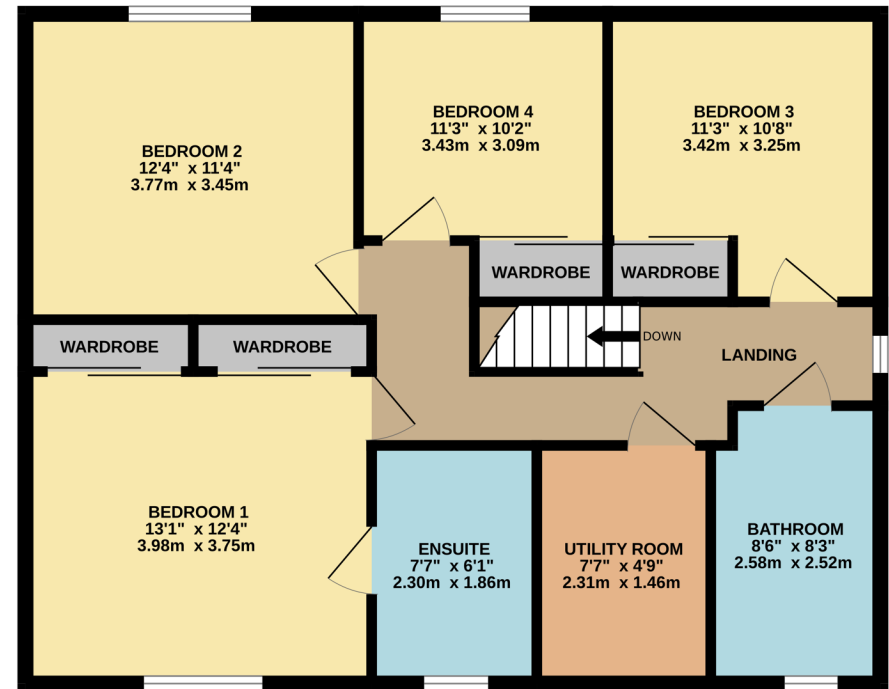




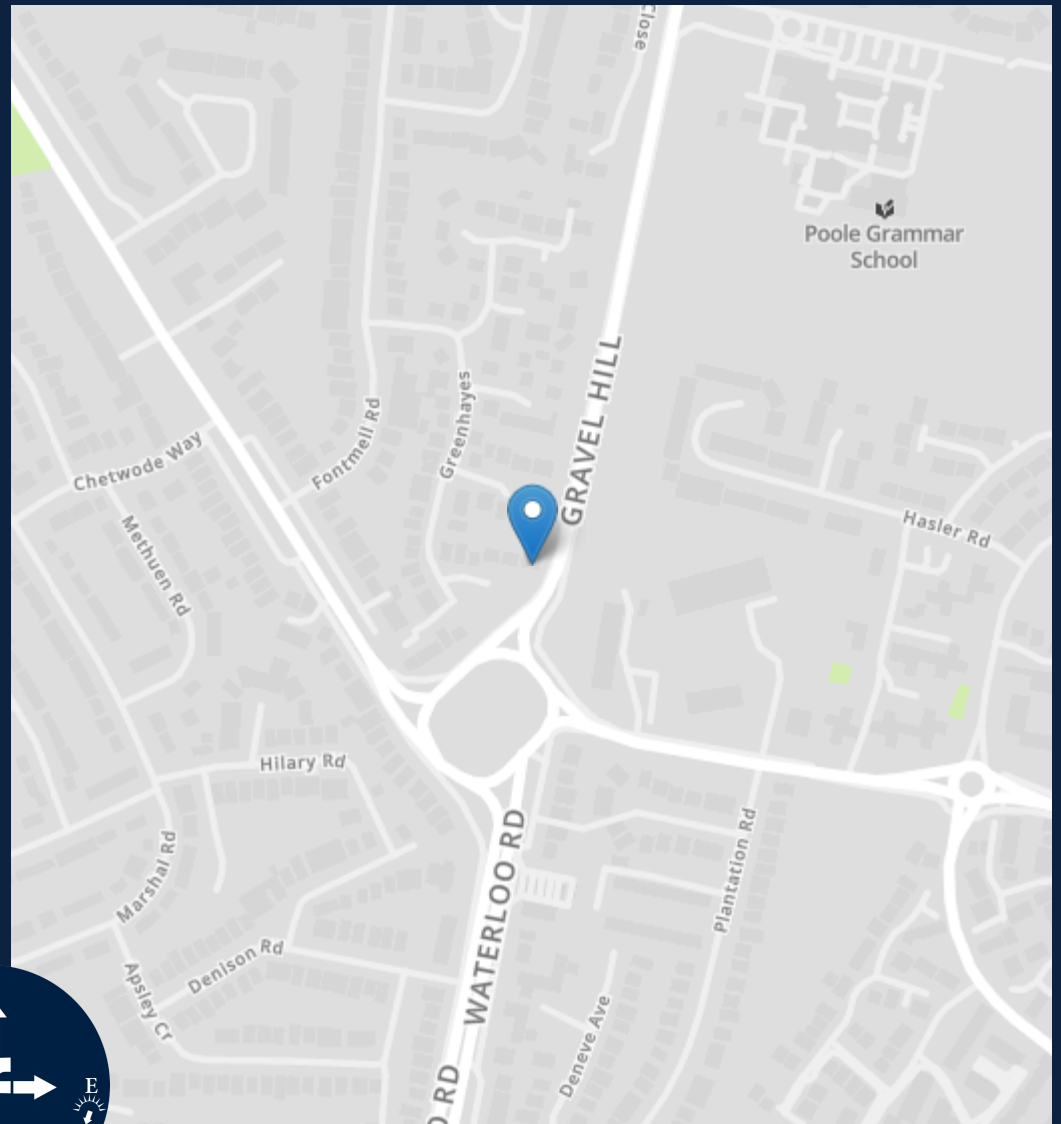
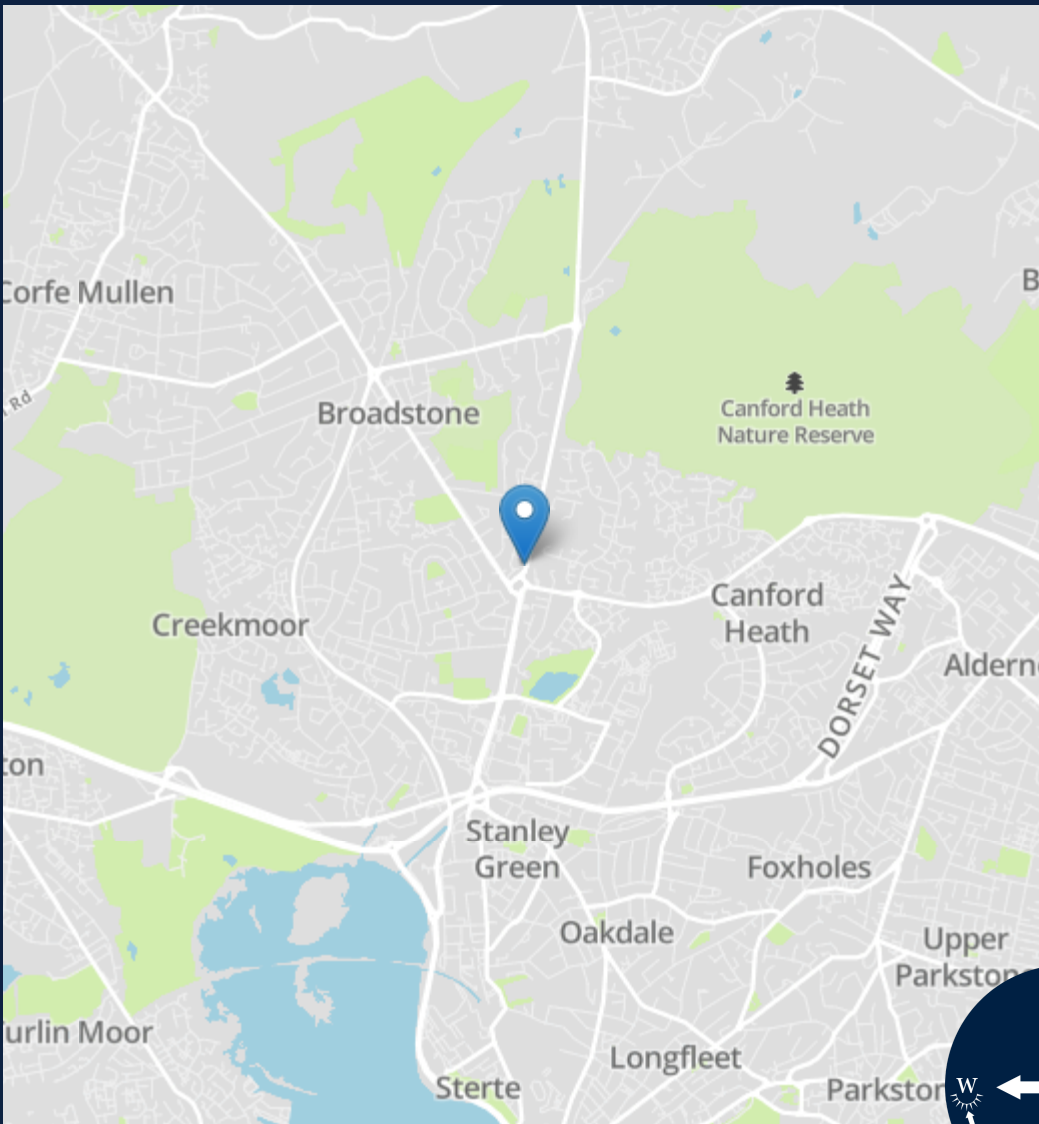
GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1636sq.ft. (152.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	89
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
61	

England, Scotland & Wales

EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000