

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

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LINKHOMES
ESTATE AGENTS



Total Area: 127.6 m² ... 1373 ft²
All measurements are approximate and for display purposes only



42 Greenhayes, Broadstone, Dorset, BH18 8NA
Guide Price £475,000

**** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this four bedroom, two bathroom detached house situated in the sought-after BH18 location. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a walk-in wardrobe, an open plan lounge/dining room with direct access onto the private garden, a separate kitchen with space for three under-counter appliances, a four-piece family bathroom suite, a separate utility room, a downstairs WC, a single garage and a tarmac driveway for multiple vehicles! This is a must-view property to appreciate the wealth of accommodation on offer!

Greenhayes is tucked away in a cul-de-sac, in the much-desired Broadstone location and Broadstone High Street is just a short walk away which offers a range of useful amenities. A few of which include a number of pubs, restaurants, bars, Marks & Spencers, Tescos Express, Costa Coffee, Broadstone Leisure Centre, prestigious Broadstone Golf Club and Patisserie Mark Bennett to name just a few! Poole and Parkstone Grammar Schools are located under 1.0 mile away, Broadstone First School and Broadstone Middle School are 1.4 miles away. There are plenty of woodland walks nearby that are great for dog-walking. The recreation ground is close by offering sports fields, children's play area and further opportunities to explore. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Coved and smooth set ceiling, down lights, smoke alarm, double-glazed UPVC composite door to the front aspect, radiator, power points, stairs to the first floor and solid oak flooring.

Kitchen

Coved and smooth set ceiling, down lights, double-glazed UPVC window to the front aspect, wall and base mounted units, tiled splashback, composite sink with drainer, power points, electric four-point hob, integrated oven, space for a washing machine, space for a tumble-dryer, space for a dishwasher, radiator, storage cupboard and tiled flooring.

Utility Room

Coved and smooth set ceiling, down lights, double-glazed UPVC composite door to the side aspect, double-glazed UPVC window to the rear aspect, consumer unit, space for an American-style fridge/freezer, power points and tiled flooring.

Living Room/Diner

Coved and smooth set ceiling, ceiling lights and down lights, double-glazed UPVC windows to the front and rear aspect, double-glazed UPVC French doors to the rear aspect, radiators, electric fireplace, power points, television points, telephone point and solid oak flooring.

First Floor

Landing

Coved and smooth set ceiling, down lights, loft access, smoke alarm, double-glazed UPVC window to the side aspect, power points, radiator, airing cupboard housing the water cylinder and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, down lights, smoke alarm, double-glazed UPVC window to the front aspect, radiator, built-in wardrobes, power points, television point and carpeted flooring.

Walk-in Wardrobe

Smooth set ceiling, down lights, double-glazed UPVC frosted window to the front aspect, radiator, power points, carpeted flooring. NB: This room has plumbing to be converted into an en-suite.



Bedroom Two

Coved and smooth set ceiling, down lights, smoke alarm, double-glazed UPVC window to the rear aspect, radiator, power points, television point and laminate flooring.

Bedroom Three

Coved and smooth set ceiling, down lights, double-glazed UPVC window to the rear aspect, radiator, power points, double built-in wardrobe, television point and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, down lights, double-glazed UPVC window to the rear aspect, radiator, built-in wardrobes and dressing table, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the front aspect, fully-tiled, panelled bath with recess shelving, toilet, enclosed waterfall shower with extra showerhead, pedestal sink, wall-mounted mirror and lino flooring.

Outside

Garden

Front and rear enclosed gardens, partially laid to lawn, partial shingle, surrounding wooden fences, slate stepping stones, side gated access, an outside tap and outside lights.

Driveway

Tarmac driveway for three vehicles, a single garage and outside lights.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: E - Approximately £2,625.02 per annum.
This property also benefits from a professionally-fitted Hikvision CCTV system which covers the driveway, garage and property entrances.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £11,250
Additional Property: £25,500

