

7 Mallow Close
Broadstone BH18 9NT

Price **£550,000** Freehold



A FOUR BEDROOM, TWO BATHROOM
THREE RECEPTION ROOM DETACHED
FAMILY HOME BENEFITTING FROM
CONSERVATORY, DOUBLE GARAGE
AND NO FORWARD CHAIN.



Total area: approx. 129.5 sq. metres (1394.4 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 and 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.

- * ENTRANCE HALLWAY 9'9" x 8'9" (3.01m x 2.71m)**
- * CLOAKROOM 4'5" x 4'3" (1.37m x 1.31m)**
- * SITTING ROOM 17'7" x 11'3" (5.39m x 3.44m)**
- * CONSERVATORY 11' x 8'8" (3.35m x 2.68m)**
- * DINING ROOM 11'9" x 8'7" (3.62m x 2.65m)**
- * KITCHEN/BREAKFAST ROOM 18'8" x 8'2" (5.73m x 2.49m)**
- * STUDY 8'1" x 6'9" (2.46m x 2.11m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 17'6" x 11'2" (MAXIMUM) (5.36m x 3.41m)**
- * EN SUITE SHOWER ROOM 7' x 6'1" (2.13m x 1.85m)**
- * BEDROOM TWO 11'9" x 7'9" (3.62m x 2.41m)**
- * BEDROOM THREE 9'9" x 8'5" (3.01m x 2.59m)**
- * BEDROOM FOUR 8'5" x 7'5" (2.59m x 2.28m)**
- * FAMILY BATHROOM 6'9" x 5'5" (2.11m x 1.67m)**
- * DRIVEWAY PARKING & DETACHED DOUBLE GARAGE**
- * FRONT & REAR GARDENS**
- * UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has stairs rising to first floor, telephone point, understairs storage cupboard, cupboard housing fuses and access into the cloakroom which has frosted window to side, part tiled walls, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The sitting room has window to side, TV point, central fireplace with marble effect hearth, surround and wooden mantel and double opening doors giving access to the conservatory. The dining room has window to front. The kitchen/breakfast room has two windows and frosted door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, two single sink units with drainer and mixer tap, space for washing machine and dishwasher, nest of three drawers and integrated appliances to include fridge/freezer, oven, grill, four ring gas hob and extractor fan over. To conclude the accommodation on the ground floor is the study which has window to front.

The first floor landing has airing cupboard with hot water tank and slatted shelving and loft access via a hatch. Bedroom one has window to rear, built in wardrobe with folding doors and access into the en suite shower room which has frosted window to side, fully tiled walls and flooring, shaver point, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedroom two has window to front, TV point and built in wardrobe with folding doors. Bedroom three has window to rear and fitted wardrobe with folding doors. Bedroom four has window to front. The family bathroom has frosted window to rear, fully tiled walls and flooring, shaver point, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn and a tarmac driveway providing off road parking for a number of vehicles in turn leading to the detached double garage which has two single up and over doors, light, power and personal door to side. The rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side of the property via a timber gate in turn leads to the front.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first right hand turning into Beechbank Avenue and at the mini roundabout take the second exit into Pinesprings Drive. Take the third turning on the right into West Way and Mallow Close is the first turning on the left hand side.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R2150