

21 Ridgeway
Broadstone BH18 8DY

Price **£630,000** Freehold



A SUPERBLY PRESENTED AND
EXTENDED DETACHED FAMILY
RESIDENCE SITUATED IN A HIGHLY
POPULAR LOCATION WITHIN EASY
WALKING DISTANCE OF BROADSTONE VILLAGE

TOTAL APPROX. FLOOR AREA 1893 SQ.FT. (175.8 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 385 141
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GROUND FLOOR
APPROX. FLOOR
AREA 1108 SQ.FT.
(103.0 SQ.M.)

ENTRANCE PORCH 7' 9" X 5' 6"

ENTRANCE HALLWAY 16' 4" X 6'

GROUND FLOOR CLOAKROOM 7' X 6' 1"

LOUNGE 13' 7" X 11' 5"

DINING ROOM 11' 4" X 11' 5"

STUDY 7' 9" X 7'

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 24' 9" X 18' 2" MAX

UTILITY ROOM 8' 5" X 6' 6"

MASTER BEDROOM 13' 7" X 11' 5" & EN SUITE SHOWER ROOM 7' 8" x 6' 1"

GUEST BEDROOM 18' 2" X 8'

BEDROOM THREE 11' 6" X 12' 6" & EN SUITE SHOWER ROOM 5' 5" X 2' 8"

BEDROOM FOUR 13' 4" MAX X 9' 5"

MODERN FAMILY BATHROOM 13' 3" X 5' 9"

UPVC DOUBLE GLAZING/GAS FIRED CENTRAL HEATING

FRONT AND REAR GARDENS

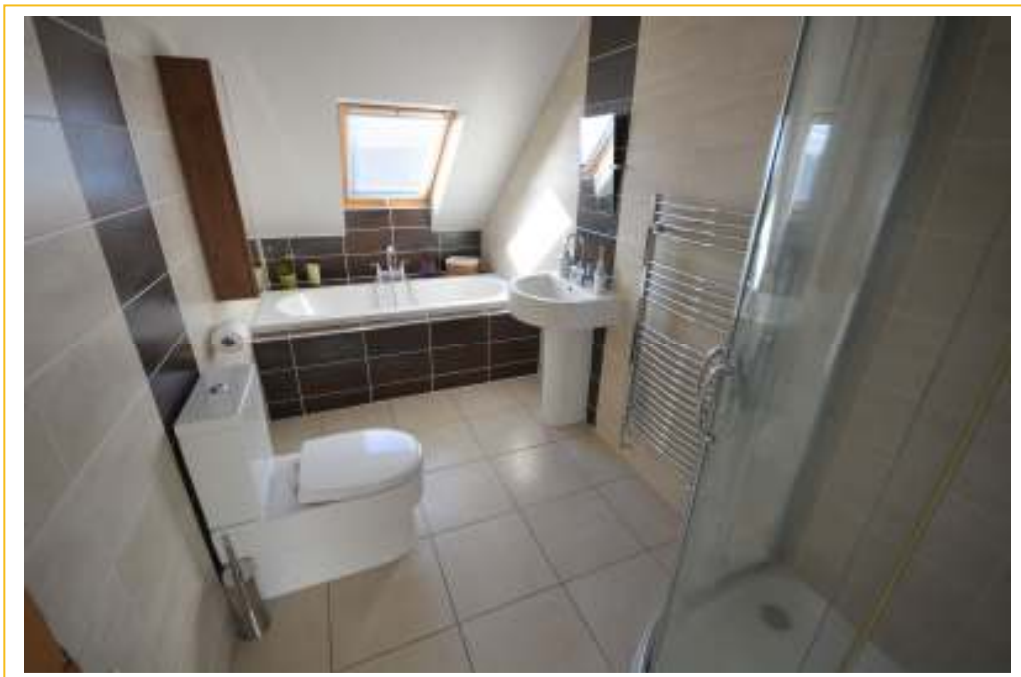
DRIVEWAY & GARAGE











ABOUT THIS PROPERTY

At the front of the property a UPVC double glazed frosted front door with matching side screen gives access into the entrance porch which has tiled flooring, access into the garage and hallway via timber glazed door with matching side screen. The entrance hallway has feature wooden flooring, understairs storage cupboard, stairs rising to first floor and access into the ground floor cloakroom which has built in storage cupboard, pedestal wash hand basin with mixer tap and tiled splashback, tiled walls and low level flush WC.

The lounge has three windows to front, television and telephone points, feature fireplace with inset gas fire, marble effect hearth, surround and wooden mantel. The light and airy dining room has windows to front and side and built in storage cupboard with shelves above. The study has window to side aspect, telephone point and storage cupboards with shelves above. One of the main features to this delightful character property is the open plan kitchen/dining/family room with the kitchen area benefitting from window to rear aspect, pleasant views over the rear garden, tiled flooring, range of wall and floor mounted cupboards, oak work surfaces, part tiled walls, nest of three drawers, 1 1/4 single sink with drainer and mixer tap, space for Range cooker with extractor fan over and American style fridge/freezer and integrated dishwasher. The dining area leads through to the family area which has tri-fold doors opening onto the rear garden, tiled flooring and television point. Off the kitchen area is the utility room which has tiled flooring, frosted double glazed door to side, range of floor mounted cupboards, rolled top working surface, single sink with drainer and mixer tap, space and plumbing for washing machine and tumble dryer.

The spacious first floor landing has two frosted windows to side aspect and loft access via a hatch and ladder to part boarded loft. The master bedroom has three windows to front aspect, telephone point and a arrange of fitted wardrobes and drawers and benefits form an en suite shower room which has fully tiled walls and flooring, towel ladder radiator, wash hand basin with mixer tap, low level flush WC and double steam/cabin shower cubicle with shower. The guest bedroom has window to rear aspect and television point. Bedroom three has windows to front and side aspect, built in cupboard with double opening doors and benefits from an en suite shower room which has fully tiled walls and flooring, corner wash hand basin with mixer tap and separate shower cubicle with shower. Bedroom four has two 'Velux' windows to rear aspect and access to eaves storage. The modern family bathroom has 'Velux' window to rear aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment over, separate shower cubicle with 'Mira' shower.

To the front of the property there is a small area laid to shingle and a driveway providing off road parking for a number of vehicles which in turn leads to the single garage which has up and over door, light, water tap for garden, power and workshop area together with access into the entrance porch and rear garden. The southerly facing rear garden is predominantly laid to lawn with a patio area running adjacent to the property providing a seating area, both of which benefit from mature shrub borders.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.



Energy Performance Certificate

21, Ridgeway, BROADSTONE, BH18 8DY

Dwelling type: Detached house	Reference number: 0478-3982-7229-5443-8940
Date of assessment: 03 November 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 November 2017	Total floor area: 151 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,206
Over 3 years you could save	£ 1,242

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 456 over 3 years	£ 246 over 3 years	
Heating	£ 3,336 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 414 over 3 years	£ 255 over 3 years	
Totals	£ 4,206	£ 2,964	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • lower running costs

Not energy efficient • higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 747	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 174	✔
3 Low energy lighting for all fixed outlets	£115	£ 171	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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: R1002