

4 Corfe Way

Broadstone BH18 9NE

Price **£550,000** Freehold

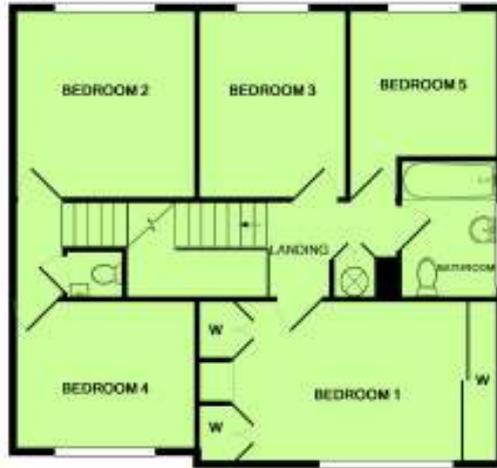


A SUBSTANTIAL DETACHED FAMILY RESIDENCE,  
NOW REQUIRING SOME UPDATING, SITUATED  
IN A QUIET HIGHLY SOUGHT AFTER RESIDENTIAL  
LOCATION AND OFFERED TO THE OPEN  
MARKET WITH NO FORWARD CHAIN.



TOTAL APPROX. FLOOR AREA 1972 SQ.FT. (183.2 SQ.M.)

Whilst every attempt has 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 Easgates 07512 366 141  
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1ST FLOOR  
APPROX. FLOOR  
AREA 772 SQ.FT.  
(71.780 M<sup>2</sup>)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1300 SQ.FT.  
(121.590 M<sup>2</sup>)

- \* ENTRANCE HALLWAY 9' 3" x 6' 8"
- \* GROUND FLOOR CLOAKROOM 6' 9" x 6' 4"
  - \* LOUNGE 20' 8" max x 18' 1"
  - \* KITCHEN 15' 2" x 10' 9"
  - \* DINING ROOM 13' 2" x 11' 6"
  - \* UTILITY/GARDEN ROOM 10' 9" x 8'
- \* GROUND FLOOR BEDROOM/RECEPTION 15' x 10' 7"
  - \* EN SUITE WET ROOM 10' 4" x 5' 4"
  - \* STAIRS RISING TO FIRST FLOOR
- \* MASTER BEDROOM 16' to wardrobe fronts x 10' 2"
  - \* GUEST BEDROOM 10' 8" x 9'
  - \* BEDROOM THREE 11' 4" x 10' 8"
  - \* BEDROOM FOUR 11' 5" x 9'
  - \* BEDROOM FIVE 11' 6" max x 8' 9"
  - \* FAMILY BATHROOM 8' 3" x 6' 1"
    - \* DOUBLE GLAZED WINDOWS
    - \* GAS FIRED CENTRAL HEATING
    - \* FRONT & REAR GARDENS
    - \* DRIVEWAY & GARAGE















**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door with matching side screens gives access into the entrance hallway which has built in storage cupboard, parquet flooring, understairs storage and access into the ground floor cloakroom which has two windows to rear aspect, part tiled walls, pedestal wash hand basin with mixer tap and low level flush WC. The spacious lounge has window to front aspect, TV point, telephone point, central fireplace with marble effect hearth and brick surround and stairs rising to the first floor. The kitchen has windows to rear and side, part tiled walls, cupboard housing the boiler, range of wall and floor mounted cupboards, rolled top working surfaces, single sink with drainer either side and mixer tap, double glazed door to side and space for dishwasher, oven and tall fridge/freezer. The dining room has a serving hatch through to the kitchen, built in cupboard with slatted shelving and double opening doors giving access to the utility/garden room which has door to side, tiled flooring, space and plumbing for washing machine and access into the single garage. To complete the accommodation on the ground floor is a reception room/bedroom to the rear of the property with double opening doors to the rear garden and access into the en suite wet room which has fully tiled walls and flooring, frosted window to rear aspect, towel ladder radiator, 'Mira' shower, low level flush WC and pedestal wash hand basin with mixer tap.

The split level landing has window to side aspect, loft access via a hatch, cupboard housing hot water tank and cloakroom which has wash hand basin with hot and cold tap and low level flush WC. The master bedroom and bedroom four both have windows to front aspect with the master bedroom benefitting from a range of fitted furniture. Bedroom three has window to rear aspect with pleasant views over the rear garden and TV point. Bedrooms two and five both have windows to rear aspect. The family bathroom has frosted window to side, fully tiled walls, wood effect flooring, vanity unit with inset wash hand basin and hot and cold tap, low level flush WC and panel enclosed bath with mixer tap and shower attachment over.

To the front is an area laid to lawn with mature shrub and brick wall borders and a driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and access into the garden/study. The sizeable and secluded rear garden is predominantly laid to lawn with a decked area running adjacent to the property, both of which have timber fence and mature shrub borders. There is also hard stand for summer house and greenhouse. Via a timber gate gives access to the front.

**DIRECTIONS:**

From the Broadway proceed to the main Broadstone roundabout taking the 2<sup>nd</sup> exit into Clarendon Road. Take the 1<sup>st</sup> turning on the left into West Way and then the 1<sup>st</sup> turning on the right into Upton Way. Corfe Way can be found further up on the left hand side.

**COUNCIL TAX:** Band 'F' Poole Borough Council.

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

**Energy Performance Certificate**

4, Corfe Way  
BROADSTONE  
BH18 9NE

Dwelling type: Detached house  
Date of assessment: 05 September 2011  
Date of certificate: 05 September 2011  
Reference number: 0389-2895-6517-9809-7685  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 166 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	192 kWh/m <sup>2</sup> per year	162 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.0 tonnes per year	5.1 tonnes per year
Lighting	£109 per year	£69 per year
Heating	£1056 per year	£913 per year
Hot water	£93 per year	£93 per year

**You could save up to £184 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**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: R1111**