

23 High Way
Broadstone BH18 9NB

Price **£695,000** Freehold



A SUPERBLY PRESENTED DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR SOUGHT AFTER RESIDENTIAL LOCATION, OFFERING SIZEABLE AND FLEXIBLE ACCOMMODATION THROUGHOUT, BENEFITTING FROM STUNNING VIEWS TOWARDS POOLE HARBOUR AND THE PURBECK HILLS BEYOND.



Total area: approx. 192.5 sq. metres (2072.3 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 or 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 9'6" x 4'8"
- * ENTRANCE HALLWAY 10'1" x 5'6"
- * KITCHEN/DINING ROOM 18'7" x 9'8"
- * SITTING ROOM 25'4" x 17'
- * FAMILY ROOM/BEDROOM FIVE 14'8" x 11'6"
- * SHOWER ROOM 7'6" x 6'8" (MAXIMUM)
- * OFFICE TWO/UTILITY ROOM 12'4" x 6'2"
 - * OFFICE ONE 8'9" x 6'6"
 - * STORE ROOM 10'3" x 8'
- * SPLIT LEVEL STAIRCASE LEADING TO FIRST FLOOR
 - * BEDROOM ONE 16'9" x 14'3"
- * EN SUITE SHOWER ROOM 8'7" (MAXIMUM) x 8'7" (MAXIMUM)
 - * BEDROOM TWO 16'7" x 9'7"
 - * BEDROOM THREE 12'1" x 9'9"
- * BEDROOM FOUR 12'7" TO WARDROBE FRONT x 10'7"
 - * FAMILY BATHROOM 10'6" (MAXIMUM) x 6'7"
 - * SIZEABLE REAR GARDEN
 - * OFF ROAD PARKING
 - * UPVC DOUBLE GLAZED
 - * GAS FIRED CENTRAL HEATING







ABOUT THIS PROPERTY

Via the UPVC double glazed door gives access into the entrance which has tiled flooring in turn leading through to the entrance hall which also has tiled flooring and stairs rising to first and ground floor levels. The kitchen/dining room has two windows to front aspect, double glazed frosted door to side, tiled flooring, range of wall and floor mounted cupboards, work surfaces over, two nests of three pan drawers, one and a quarter single sink with drainer and mixer tap and integrated appliances to include dishwasher, fridge, freezer, oven, grill, microwave, four ring gas hob and extractor fan over. From the entrance hallway stairs lead down to the spacious sitting room which has bi-fold doors giving access to the rear garden, sizeable window to rear with pleasant views towards Poole Harbour and the Purbeck Hills beyond and TV point. Off the sitting room is the family room/bedroom five which has bi-fold doors giving access to the rear garden. The shower room has tiled flooring, part tiled walls, walk in shower cubicle with shower, low level WC and vanity unit with inset wash hand basin and mixer tap. To complete the accommodation on the ground floor, there are two office areas; one of which is partially used as a utility room and a store room.

The split level landing has window to side aspect, airing cupboard with hot water tank and slatted shelving and storage cupboard. Bedroom one has window to front aspect and benefits from a range of fitted wardrobes and drawers and an en suite shower room which has frosted window to front aspect, shower cubicle with shower, wash hand basin with mixer tap and low level WC. Bedroom two has steps leading down and benefits from a window to rear aspect with pleasant views. Bedroom three has window to rear aspect and benefits from two fitted wardrobes and bedroom four has window to rear aspect with pleasant views and fitted wardrobes with mirrored fronts. The family bathroom has frosted window to front aspect, tiled flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level WC and panel enclosed bath with mixer tap with shower over.

To the front of the property is a low maintenance garden being laid to lawn and a driveway providing off road parking for a number of vehicles in turn leading to the store room via an up and over door. One of the main features of this delightful family home is the sizeable and secluded rear garden which has a large patio running adjacent to the property with steps leading down to the remainder which is laid to lawn, all of which have timber fence and mature shrub borders. The rear garden also benefits from superb views towards Poole and the Purbeck Hills beyond. Access along the side of the property in turn leads to the front.



DIRECTIONS:

From The Broadway proceed to the main Broadstone roundabout and take the second exit into Clarendon Road. Take the first left hand turning into West Way and follow the road round to the right into Upton Way. High Way can be found on the left.

COUNCIL TAX: Band F BCP (Poole) Council.

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

Energy Performance Certificate

23, High Way, BROADSTONE, BH18 9NB

| | |
|--|---|
| Dwelling type: Detached house | Reference number: 0974-2816-7788-2300-2831 |
| Date of assessment: 06 August 2020 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 07 August 2020 | Total floor area: 194 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: | £ 3,705 |
| Over 3 years you could save | £ 855 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|------------------|----------------------|----------------------|--|
| Lighting | £ 432 over 3 years | £ 336 over 3 years | <div style="background-color: #4F7942; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 855 over 3 years </div> |
| Heating | £ 2,730 over 3 years | £ 2,259 over 3 years | |
| Hot Water | £ 543 over 3 years | £ 255 over 3 years | |
| Totals | £ 3,705 | £ 2,850 | |

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

| <p style="font-size: x-small; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; margin: 0;"> <tr><td style="background-color: #0070C0; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4F7942; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #709A42; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #D9C03E; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #F0A03E; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #E0663E; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small; margin: 0;">Not energy efficient - higher running costs</p> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | <table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="font-size: 2em; color: #0070C0;">70</td></tr> </table> | Current | 70 | <table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="font-size: 2em; color: #0070C0;">82</td></tr> </table> | Potential | 82 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p> |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|---------|----|---|-----------|----|--|
| (92 plus) A | | | | | | | | | | | | | | |
| (81-91) B | | | | | | | | | | | | | | |
| (69-80) C | | | | | | | | | | | | | | |
| (55-68) D | | | | | | | | | | | | | | |
| (39-54) E | | | | | | | | | | | | | | |
| (21-38) F | | | | | | | | | | | | | | |
| (1-20) G | | | | | | | | | | | | | | |
| Current | | | | | | | | | | | | | | |
| 70 | | | | | | | | | | | | | | |
| Potential | | | | | | | | | | | | | | |
| 82 | | | | | | | | | | | | | | |

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

| | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 273 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 162 |
| 3 Low energy lighting for all fixed outlets | £40 | £ 84 |

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.

PRIVACY POLICY

Please see our website for further details.

REF: R1399