

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**32 Broomhill Way**

**Poole, Dorset, BH15 4GJ**

**£370,000 Freehold**

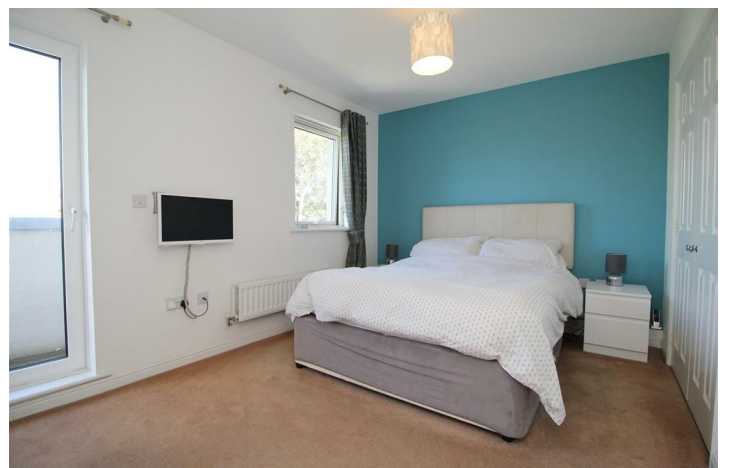




- **Three-Storey End Terrace House**
- **Two Bathrooms**
- **Delightful Mature Garden**
- **Gas Central Heating**
- **No Onward Chain**
- **Three Double Bedrooms**
- **Space For 2/3 Cars Plus Garage**
- **Additional Storage**
- **EPC B & Council Tac Band D**

An excellent three double-bedroom, end-of-terrace townhouse in the popular Harbour Reach development, with more windows, more light and more outside space! The green open spaces of Hamworthy Park hug the shore of Poole Harbour with a delightful sandy beach - all just a stroll from your front door! For nightlife, a walk over the old lifting bridge puts you on Poole's historic quayside with its excellent range of quality bars and eateries.

This home provides great value accommodation with the added benefit of additional outside space offering space to park 2/3 cars in addition to the integral garage. No onward chain.





### **ENTRANCE HALL 17'2" x 6'4" max (5.22 x 1.94 max)**

Solid front door with glazed side screen opening into spacious hallway with three-arm chandelier, wall thermostat, understairs storage cupboard. Staircase rising to first floor. Slate-effect ceramic tiled flooring.

### **CLOAKROOM 5'7" x 2'10" (1.7 x 0.86)**

Understairs cloaks with window to side, part-tiled walls, push-button WC and hand basin with chrome mixer tap. Radiator.

### **KITCHEN/DINER 15'7" x 13'5" (4.75 x 4.1)**

With a comprehensive range of fitted wall cupboards, base and drawer units with contrasting dark grey work surfaces. Gas hob with stainless steel extractor over. Stainless steel sink and drainer with mosaic tiled splashbacks, integrated washer/drier and 12-place dishwasher. Space for fridge/freezer. Slate-effect floor tiling, ceiling spotlights.

The dining area offers full-height, glazed double doors to the garden and a further high-level window to the side elevation. Radiator.

### **SITTING ROOM 15'9" x 16'2" (4.81 x 4.93)**

A bright and spacious room overlooking the rear garden, with full-height double and a further single rear window, and a triple window to the side aspect. Three-arm chandelier, radiator, TV, Satellite and power points.

### **BEDROOM THREE 14'2" x 9'0" (4.31 x 2.75)**

A front-facing double bedroom with pendant light fitting, south-facing double window, radiator, double fitted wardrobe.

### **BEDROOM ONE 13'5" x 9'4" (4.08 x 2.84)**

Rear-facing second floor master double bedroom with window and full-height glazed door to the private balcony. Full-height store cupboard and fitted double

wardrobe. Pendant lighting, radiator. TV and power points. Door to;

### **EN-SUITE**

Shower room with opening side window, recessed spotlighting, mosaic-tiled shower with glazed concertina door, chrome effect riser rail and thermostatic shower control, wash hand basin, push button WC. Half-tiled walls and contrasting mosaic flooring. Radiator. Shaver socket.

### **BEDROOM TWO 12'7" x 8'7" (3.84 x 2.61)**

Second floor front-facing double-bedroom with two windows, fitted wardrobe, pendant light fitting, radiator.

### **BATHROOM 8'10" x 5'11" (2.7 x 1.81)**

Half-height mosaic wall tiling with contrasting floor covering. White, three-piece suite with shower over bath with glazed shower screen. Hand basin with chrome mixer tap, push-button WC, shaver point, chrome-effect towel rail. High-level window.

### **OUTSIDE**

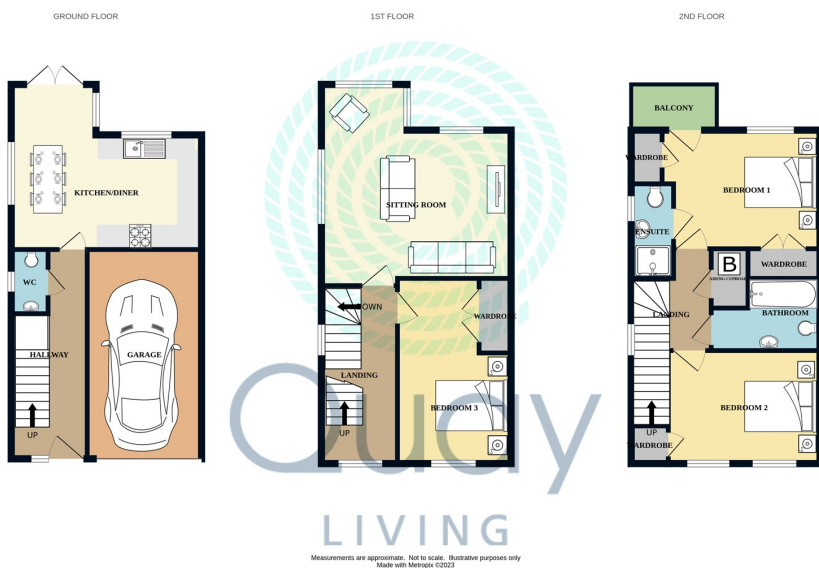
To the front elevation, a brick-paved driveway provides parking for one car and to the side an area laid to shingle can accommodate additional vehicles. A lean-to shed provides secure storage for a motorcycle or pedal cycles.

The rear garden is enclosed by close-boarded fencing and principally hard landscaped with an attractive mix of slate-effect tiles, timber decking and slate chippings, with broad, mature borders and a timber storage shed.

### **INTEGRAL GARAGE 16'11" x 8'11" (5.16 x 2.73)**

With up-and-over door, light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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