

01202 683444

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

www.quayliving.co.uk



30 Broomhill Way

Poole, BH15 4GJ

£360,000 Freehold



- **Three Storey Mid Terraced Townhouse**
- **Two Bathrooms**
- **Easy to Maintain Rear Garden**
- **Versatile Living Accommodation**
- **No Onward Chain**
- **Three Double Bedrooms**
- **Driveway Parking Plus Garage**
- **Gas Central Heating**
- **EPC C & Council Tax Band D**

A bright and spacious mid terraced three double-bedroom townhouse in the popular Harbour Reach development. 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. The property benefits from an easy to maintain rear garden with off-road parking space to the front, plus an integral garage. No onward chain.



ENTRANCE HALL

Solid front door with glazed side screen opening into spacious hallway. Radiator, wall thermostat, and access WC. Staircase rising to first floor. Carpet flooring.

CLOAKROOM 1.7 x 0.86

Push-button WC and hand basin with chrome mixer tap. Radiator.

KITCHEN/DINER 15'6" x 13'10" (4.74 x 4.23)

A spacious L-shaped kitchen with space for a dining table. A comprehensive range of fitted wall cupboards, base and drawer units with contrasting dark grey work surfaces. Electric oven with gas hob with stainless steel extractor over. Stainless steel sink and drainer with tiled splash backs, integrated washer/drier and 12-place dishwasher. Integrated fridge/freezer. Tiled flooring, 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.

LANDING

High level window with radiator below. Staircase rising to second floor. Carpet flooring.

LIVING ROOM 16'3" x 15'9" (4.96 x 4.81)

(Maximum measurements) A bright and spacious L-shaped room overlooking the rear garden, with full-height double and a further single rear window, and a triple window to the side aspect. Twin radiators, TV, Satellite and power points.

BEDROOM 3 14'1" x 9'0" (4.31 x 2.76)

Frontal aspect double bedroom with pendant light fitting, south-facing double window, radiator, double fitted wardrobe.

SECOND FLOOR LANDING

Storage cupboard containing the Potterton boiler.

BEDROOM 1 13'4" x 9'3" (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;

ENSUITE 7'9" x 3'4" (2.38 x 1.02)

(Measurements into shower) Built-in shower with thermostatic shower control, pedestal hand basin, push button WC. Half-tiled walls and carpet flooring. Radiator. Shaver socket. Recessed spot lighting.

BEDROOM 2 12'7" x 8'7" (3.85 x 2.62)

Second floor front-facing double-bedroom with two windows benefitting from partial sea views. Single fitted wardrobe, pendant light fitting, radiator.

BATHROOM 8'6" x 5'10" (2.61 x 1.80)

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. Partially tiled walls with carpet flooring.

INTEGRAL GARAGE 5.16 x 2.73

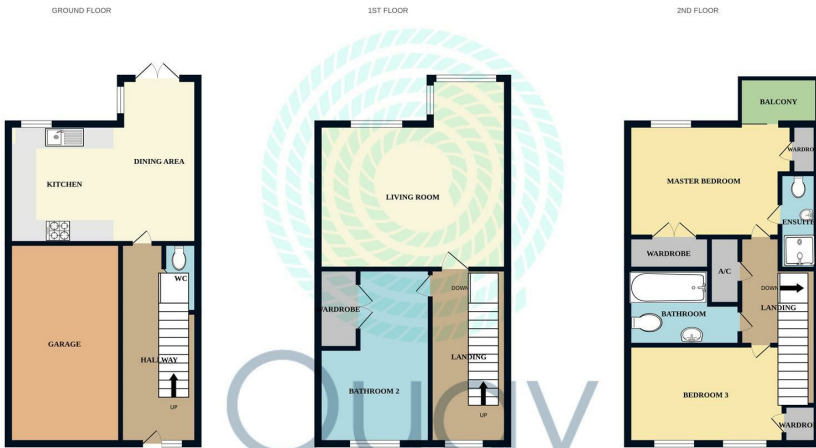
With up-and-over door, light and power.

OUTSIDE

A brick-paved driveway provides parking for one car approaching the garage.

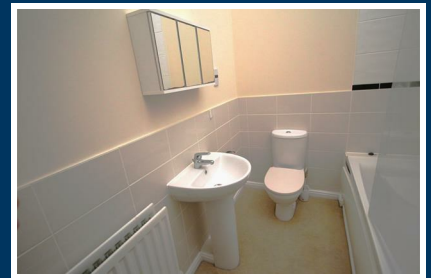
The shingle laid rear garden is enclosed by close-boarded fencing with rear gate access.





Quay LIVING

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2024



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 78, Potential: 87
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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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