

01202 683444

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

www.quayliving.co.uk



**Broomhill Way, Poole
Poole, BH15 4GJ**

£389,950 Freehold



- **Immaculate Freehold Townhouse**
- **Two Bathrooms plus Cloakroom**
- **Moments from Hamworthy Park**
- **Master Bedroom Balcony**
- **Council Tax Band 'D'**
- **Three Double Bedrooms**
- **Garage and Two Parking Spaces**
- **Sun-trap Patio Garden**
- **Gas Central Heating**
- **EPC C**

A wonderful opportunity to acquire one of the best located houses in Harbour Reach, orientated to enjoy the best of the afternoon sun and fabulous sunsets! Owned since new by the vendors, this immaculate townhouse is just moments from Hamworthy Park and its delightful sandy beach - perfect for families young and old, and a dog-walker's paradise. A pathway at the end of the cul-de-sac gives pedestrian access to Hamworthy's new Tesco convenience store - a pantry on your doorstep!

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General

A modern three-storey townhouse maintained in immaculate order, this cosy and convenient home offers gas central heating, double-glazing and quality neutral carpeting throughout.

Entrance Hall

The front door, with adjacent full-height glazing, opens into a bright, welcoming hallway with grey quarry-style floor tiling. Pendant lighting, radiator, space for understairs storage, door to cloakroom, stairs to first floor.

Cloakroom

Ground floor cloakroom with low-level, push-button WC and hand wash basin with vanity mirror over. Mosaic-style splashbacks, radiator.

Kitchen/Diner 15'0" x 13'3" max (4.58m x 4.06m max)

With double, full-height glazed patio doors to garden, kitchen window, directional ceiling spotlighting, grey quarry-tiled ceramic flooring. Comprehensive range of timber-fronted base cupboard and wall units with mosaic splashbacks, under-unit lighting, fitted electric oven, fitted washer/dryer. Space for dishwasher and fridge/freezer. Contrasting graphite-coloured work surfaces with inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, gas hob with extractor over. Kick-board heater and radiator to dining area with pendant light over.

Sitting Room 15'2" x 15'7" max (4.63m x 4.76m max)

Spacious rear-facing first-floor reception room in an attractive 'L'-shaped layout flooding daylight into the room via full-height glazing to two elevations and an additional rear window. Twin pendant light fittings, plush cream fitted carpeting, radiator, TV & BT Fibre Broadband points.

Master Bedroom 11'5" x 8'11" max (3.48m x 2.73m max)

Second floor, west-facing master bedroom with window and glazed patio door to balcony. Fitted double wardrobe and a second full-height fitted storage cupboard. Pendant lighting, radiator, door to en-suite. TV point.

En-suite

Fitted shower room with cream marble-effect tiling, walk-in shower with concertina glazed shower door, thermostatic shower unit with chrome riser rail. Wash hand basin with chrome mixer tap, mirror-fronted cabinet over, low-level push-button WC, timber-effect vinyl floor covering, radiator and shaver point.

Bedroom 2 8'7" x 13'8" max (2.63m x 4.17m max)

First-floor double bedroom with windows to the front elevation. Fitted wardrobe, pendant light fitting, radiator.

Bedroom 3 12'2" x 8'3" (3.71m x 2.53m)

Front-facing, second-floor double bedroom with east-facing windows with radiator under, fitted double wardrobe, pendant light fitting, TV point.

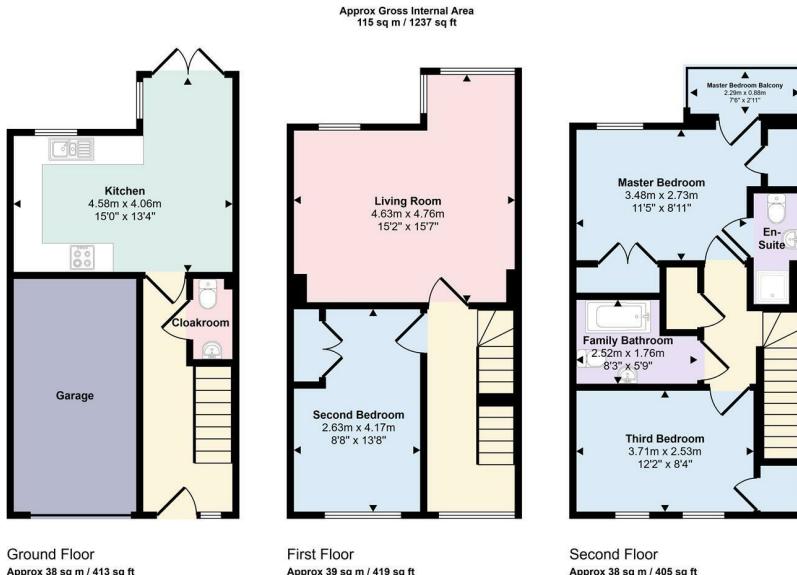
Bathroom

Fitted white three-piece suite with full-size bath with shower over. Thermostatic shower mixer with riser rail and glazed shower screen. White ceramic wall tiling, timber-effect vinyl floor covering. Wash hand basin with mixer tap and mirror-fronted cabinet over, push-button low-level WC. High-level window, wall-mounted light fitting, chrome towel rails, shaver point, extractor fan, radiator.

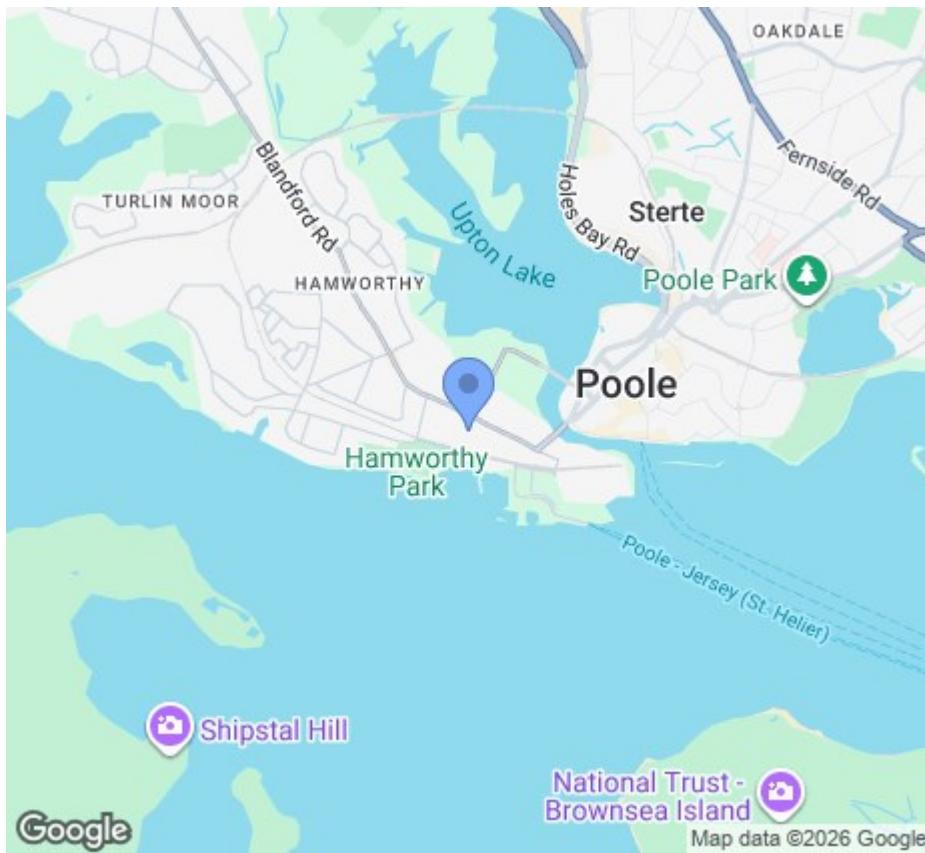
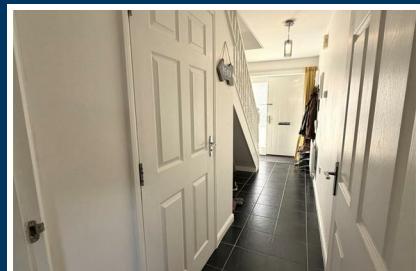
Garage

Integral garage with light and power and an up-and-over vehicle door.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (70-80) | C | | |
| (55-69) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 85 |
| | | | 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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