



**Broadstone
Dorset, BH18 9JH**

FOR SALE



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FREEHOLD PRICE: £800,000

A generously proportioned four double bedroom, three bathroom, south west facing detached bungalow with a recently refurbished kitchen and en suite shower room, double length garage/workshop, outdoor swimming pool with sliding cover, parking for several cars and backing onto Upton Heath Nature Reserve.

- Generous size entrance hall with feature bookshelves and wood effect flooring
- Kitchen finished in a range of olive units with complementary worktops, including twin Neff smart ovens, five ring gas hob and extractor hood above, integrated dishwasher, breakfast bar and space for American style fridge freezer
- Spacious twin aspect sitting room with log burning stove and French double-glazed doors opening onto the garden
- Four double bedrooms, one with fitted wardrobes two with en suite shower rooms
- Main bedroom with twin aspect and recently refurbished en suite shower room with walk in rain shower, wall mounted temperature control outside, wall mounted mirror cabinet, WC and wash hand basin set into fitted furniture, heated towel rail and feature porthole window
- En suite shower room included in bedroom two and access via double glazed French doors to the swimming pool, matching floor and wall tiles, heated towel rail, pedestal wash hand basin, corner shower cubicle and WC
- South west facing rear garden backing on to Upton Park Nature Reserve with lawn area, home office with power and light, heated outdoor swimming pool with retractable cover for all year-round use
- Double length garage with power and light plus car port, ample off road parking for several cars

The bungalow is set back from the road in a quiet residential area with easy access to the various amenities of Broadstone. Poole town centre is approximately 4 miles distant.

COUNCIL TAX BAND: F EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Ground Floor

Main area: approx. 143.3 sq. metres (1542.1 sq. feet)
Plus pool enclosure, approx. 67.8 sq. metres (729.5 sq. feet)



Pool Enclosure
14.39m (47'3")
x 4.71m (15'5") Avg

Sitting/Dining Room
8.38m x 3.63m
(27'6" x 11'11")

Kitchen/Breakfast Room
6.69m x 2.87m
(21'11" x 9'5")

Bedroom 2
3.40m x 5.10m
(11'2" x 16'9")

Bedroom 4
2.72m x 3.98m
(8'11" x 13'1")

Bathroom

Bedroom 3
3.24m x 5.27m
(10'8" x 17'3")

Bedroom 1
3.02m x 4.52m
(9'11" x 14'10")

Entrance Hall

Store Room

Ensuite Shower Room

Outbuilding

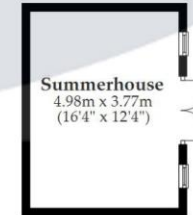
Approx. 28.0 sq. metres (301.7 sq. feet)



Garage and Workshop
9.50m x 2.95m
(31'2" x 9'8")

Cabin

Approx. 18.8 sq. metres (202.1 sq. feet)



Summerhouse
4.98m x 3.77m
(16'4" x 12'4")

Main area: Approx. 190.1 sq. metres (2045.8 sq. feet)
Plus pool enclosure, approx. 67.8 sq. metres (729.5 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood





Home office



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