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Broadstone, Dorset, BH18 8BJ



# Broadstone, BH18 8BJ

## FREEHOLD PRICE: £760,000

A spacious and well presented detached family home offering four bedrooms and three bathrooms, a large sitting/dining room, kitchen/breakfast room with separate utility room and sun conservatory. The property is situated in a sought after location with ample off road parking and double garage.

- Spacious entrance hallway with under stairs storage cupboard and cloakroom with wash hand basin and WC
- Generous size 'L' shaped sitting/dining room with door to kitchen and sun conservatory
- Good size sun conservatory with door to garden
- Large kitchen/breakfast room with range of base and eye level units with complementary worktops, inset hob and extractor fan over, adjoining electric oven and grill, integrated fridge freezer and dishwasher, breakfast bar and rear aspect window
- Separate utility room with sink and worktop with additional units and door to garden
- Four good size bedrooms
- Main bedroom with walk through dressing area with fitted wardrobes and modern en suite shower room
- Bedroom two also with modern en suite shower room
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Shared driveway leads to driveway with ample off road parking leading to garage with electric up and over door. The rear garden has an 'L' shaped lawn area with mature shrubs and enclosed by hedging and panel fencing. To one side a terrace patio area and shed can be found

This attractive property is set within 1.5 miles from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan towns of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.



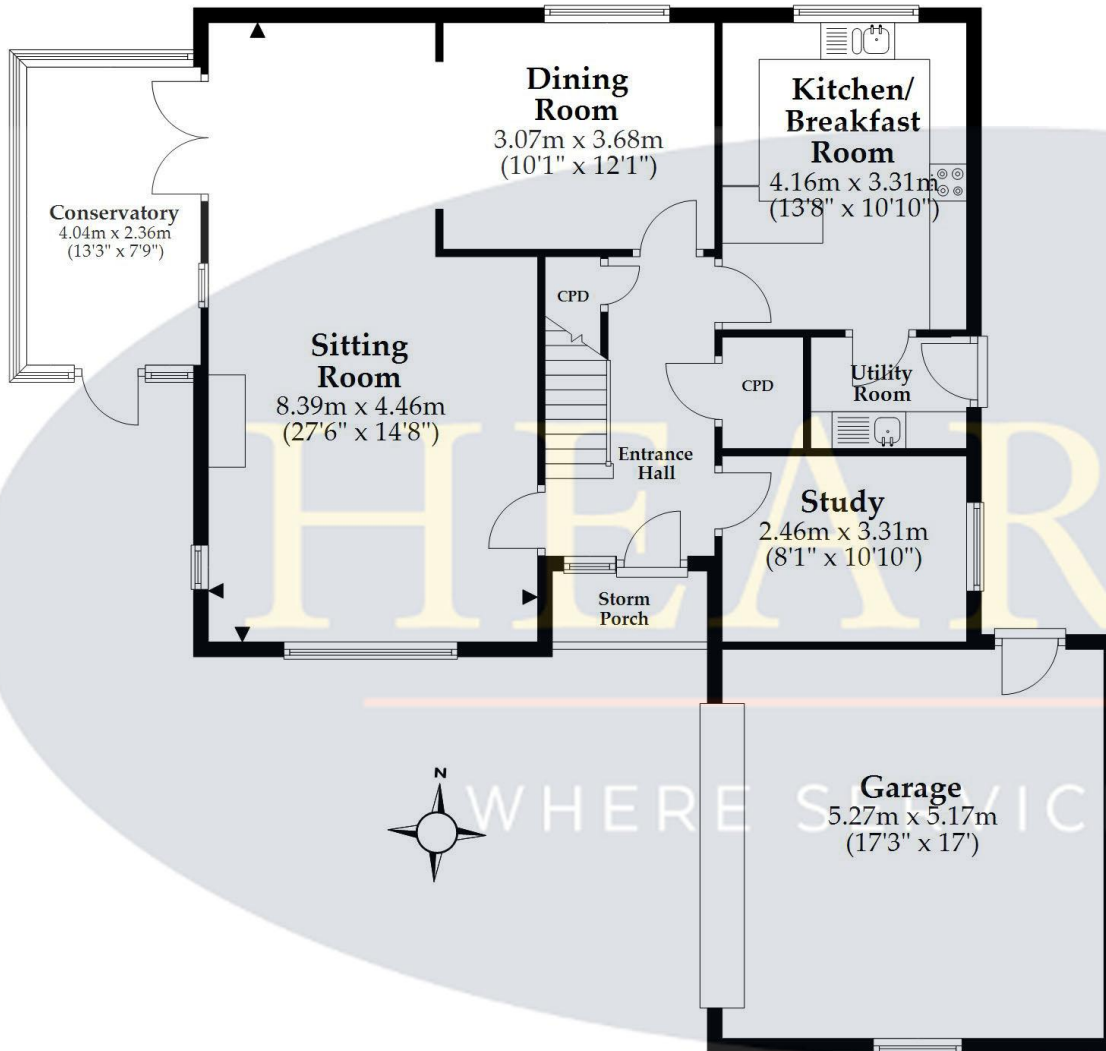






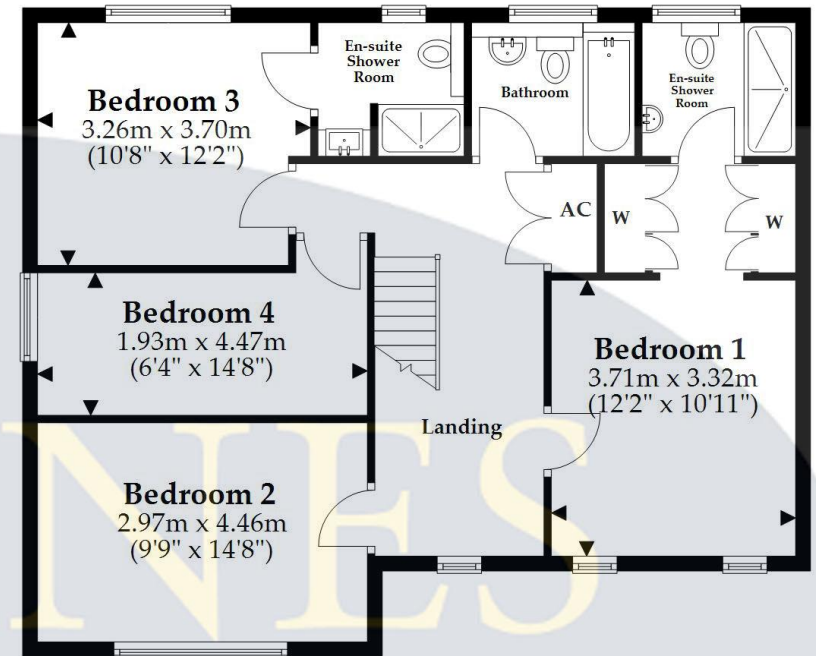
## Ground Floor

Approx. 120.5 sq. metres (1297.6 sq. feet)



## First Floor

Approx. 79.2 sq. metres (852.9 sq. feet)



Total area: approx. 199.8 sq. metres (2150.5 sq. feet)

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











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