



HEARNES

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Broadstone
Dorset, BH18 8NG

12 Wallace Road, Broadstone, Dorset, BH18 8NG

FREEHOLD PRICE: Offers in excess of £800,000

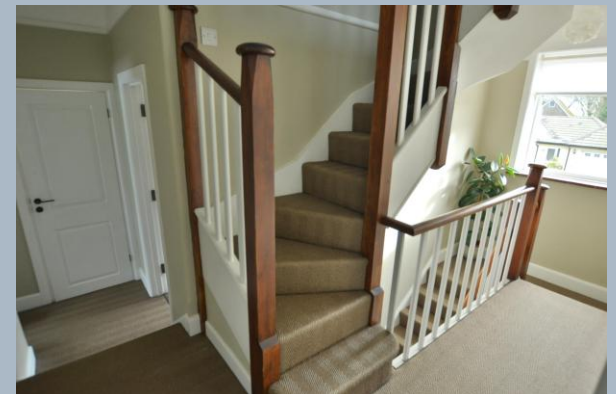
A superbly positioned and well presented character detached family home offering five bedrooms, two reception rooms and two bathrooms as well as a stunning kitchen/dining room and separate utility room. The property is situated on a sizeable plot with ample off road parking and garage in a prestigious road within easy walking distance to Broadstone Parade.

- Spacious entrance hallway with built in cloaks and seating area with shoe racks below with shelving
- Large sitting room with feature fireplace and surround, built in storage cupboards with display shelving, log storage and wine rack, dual aspect with door to garden and kitchen/dining room
- Separate snug with inset wood burner, sliding doors to sitting room and front aspect window
- Stunning kitchen/dining room with range of base and eye level units with stone worktops, matching central island with pan drawer and breakfast bar, inset hob with extractor fan over, adjacent oven, integrated dishwasher and fridge freezer, pocket door concealing a stylish cupboard ideal for housing coffee machine/drinks cabinet, space for table and chairs. Feature stone flooring and patio doors to garden
- Inner hallway with door to garage and outside with doors off to utility cupboard and cloakroom
- Utility cupboard with space and plumbing for washing machine and tumble dryer
- Cloakroom with wash hand basin, WC and heated towel rail
- Four good size first floor bedrooms
- Family bathroom with separate shower cubicle, ladder style heated towel rail, under floor heating, tiled flooring and fully tiled walls
- Separate WC with wash hand basin
- Second floor landing leading to bedroom five/teenage suite with walk in wardrobe, Velux windows and luxury fitted en suite shower room
- Outside: Five bar gate provides access to shingle driveway and ample off road parking with flower/shrub and tree borders with bin store and side access with gate to the rear garden. Electric charging point. The rear garden features an extensive patio area with pizza oven shelter, perfect for al fresco dining with steps leading up to a central lawn. Beyond the lawn is a further patio and decking area, complete with Pergola and a private enclosed space ideal for a hot tub. A large timber shed is situated at the rear offering additional storage

This superb home is within close proximity of all the amenities of the Broadway where there is a diverse range of shops, cafes and public houses.

COUNCIL TAX BAND: E 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.

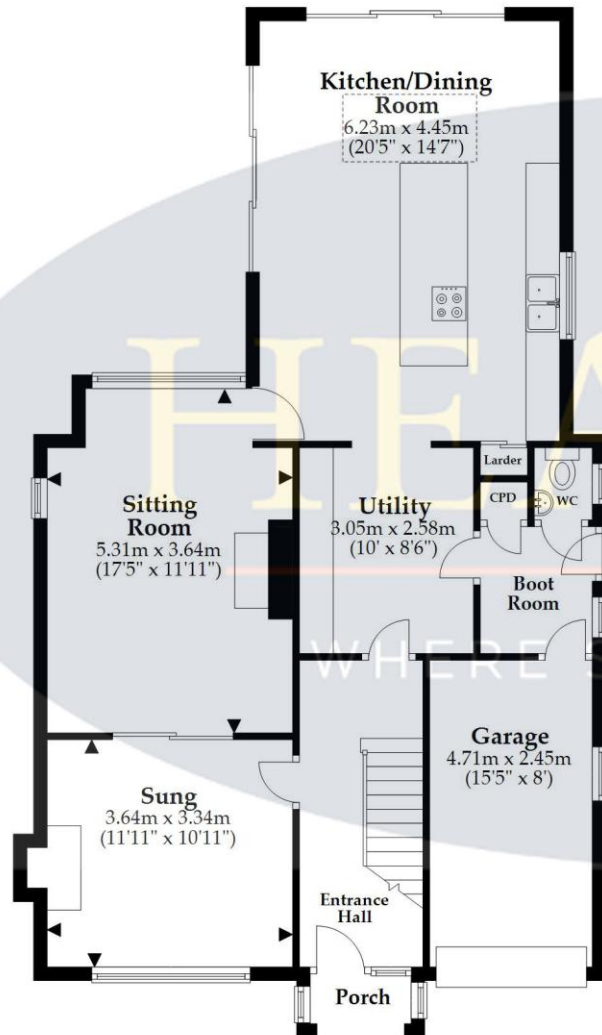




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

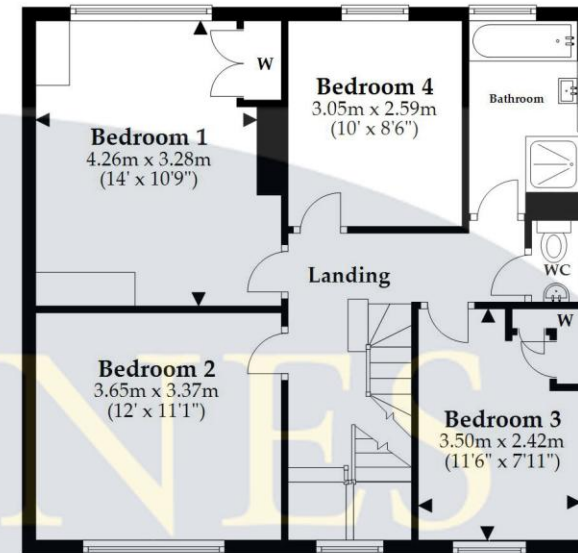
Ground Floor

Approx. 95.5 sq. metres (1027.6 sq. feet)



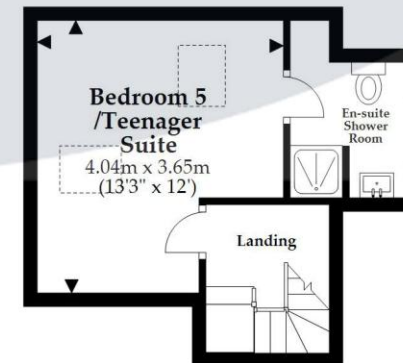
First Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)

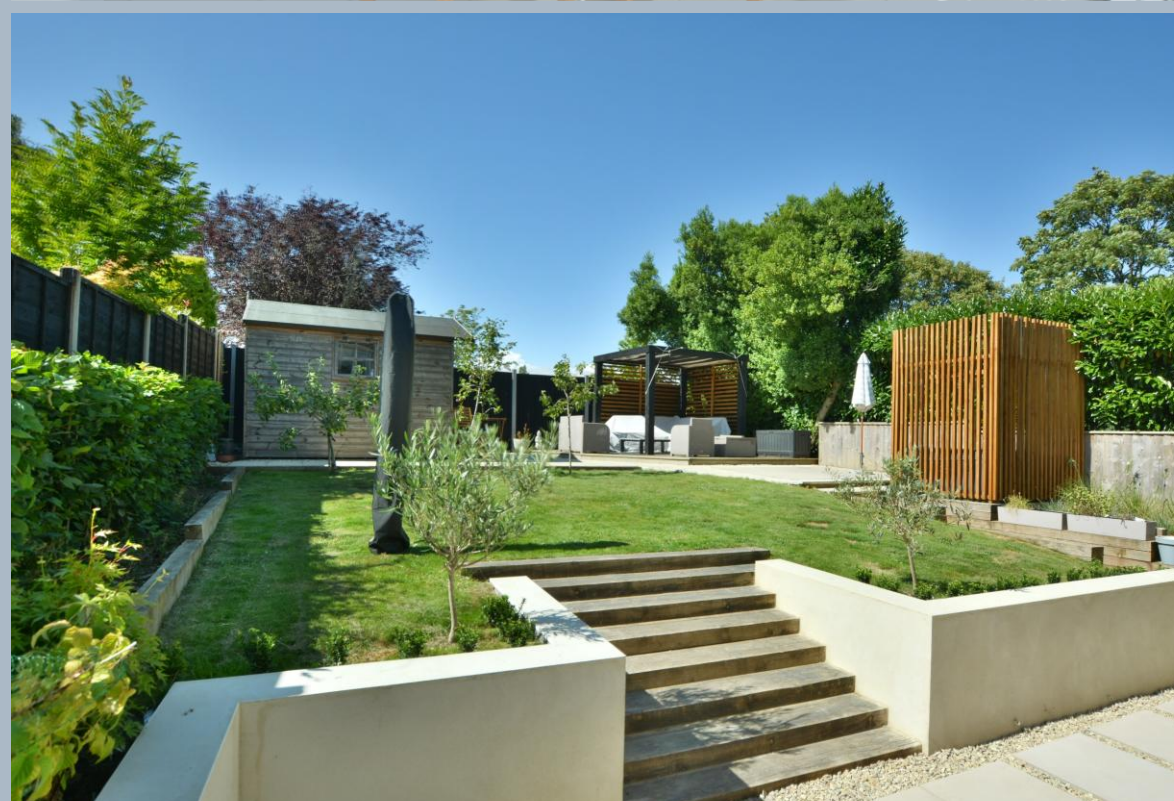


Total area: approx. 179.4 sq. metres (1931.3 sq. feet)

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



LJT SURVEYING





www.hearnes.com

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