



**Broadstone
Dorset, BH18 8LH**

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FREEHOLD GUIDE PRICE £650,000

A well presented and spacious four bedroom, two reception room, three bathroom detached family home with off road parking and garage situated in a cul de sac location.

- Spacious entrance hallway with under stairs storage cupboard and cloakroom with wash hand basin and WC
- Good size sitting room with front aspect Bay window
- Large open plan dining room/conservatory with triple aspect windows and double doors leading to the rear garden
- Modern kitchen/breakfast room with range of soft close base and eye level units, integrated dishwasher and over size fridge and separate freezer, five ring burner, Rangemaster cooker with extractor over, breakfast bar and front aspect window
- Separate utility room with further storage cupboards, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, door to garden
- Four good size bedrooms
- Main bedroom with fitted wardrobes and en suite shower room with fully tiled shower cubicle, wash hand basin and WC
- Bedroom two has fitted wardrobes and en suite shower room with full tiled shower cubicle, wash hand basin and WC
- Bedroom three and four also having the benefit of fitted wardrobes
- Family bathroom with modern three piece suite
- Double glazing and gas heating
- Outside: The front garden is laid to lawn with shrub borders. A tarmac driveway gives off road parking leading to detached garage. The rear garden is tiered with lawn areas and shrub and herbaceous borders with decking areas to the rear and large timber summerhouse

This property is within close proximity of all the amenities of the Broadway where there is a diverse range of shops, cafes and public houses. Broadstone itself is an extremely popular area with its reputable schools and is approximately 1.6 miles distant with Wimborne approximately 4.8 miles.

COUNCIL TAX BAND: F EPC RATING: C

AGENTS NOTE: 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.

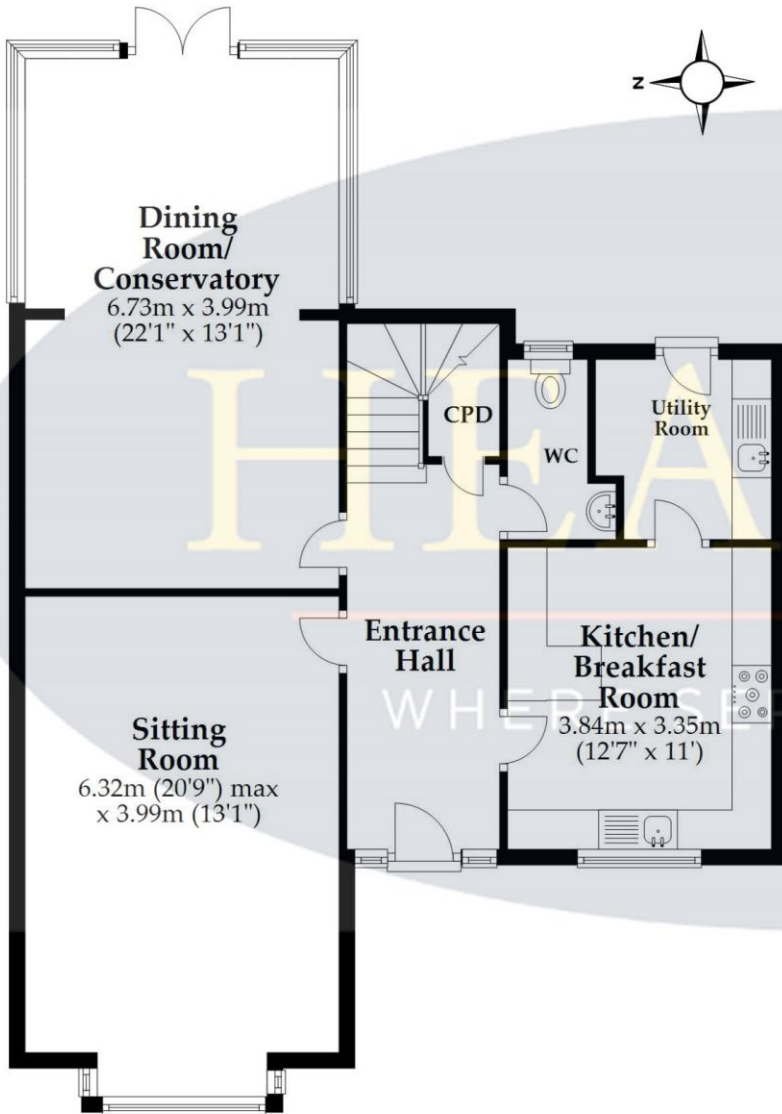




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

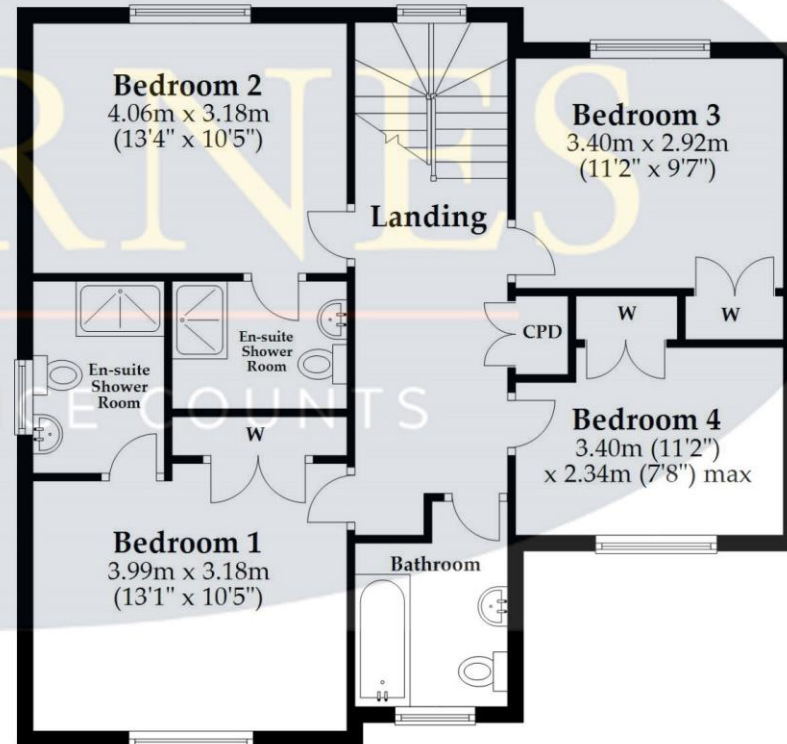
Ground Floor

Approx. 86.7 sq. metres (933.7 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)

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







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