



**HEARNES**

WHERE SERVICE COUNTS

**Broadstone  
Dorset, BH18 9QZ**

COWSLIP ROAD  
LEADING TO GRASSHOPPER HILL

# Broadstone, Dorset, BH18 9QZ

## FREEHOLD PRICE: £550,000

A deceptively spacious four double bedroom, two reception room, two bathroom detached family home with private rear garden and double garage set in a cul-de-sac location with parking for four cars within easy reach of Broadstone and Poole.

- Large storm porch with extended roof for weather protection
- Generous size entrance hall with large double door storage cupboard
- Spacious sitting room with feature fireplace, French patio doors opening onto the garden and large bay window overlooking the front drive
- Cloakroom with wash hand basin set in a vanity unit and wall mounted WC
- Separate dining room overlooking front garden
- Kitchen/breakfast room with a range of oak units and complementary worktops, a cuisine master range cooker with modern extractor hood, integrated fridge freezer and dishwasher
- Separate utility room with oak units and complementary worktops, plumbing for washing machine and tumble dryer, access to the side garden
- Four double bedrooms, the main bedroom has a triple wardrobe and en suite shower room which is fully tiled with shower cubicle, heated towel rail, stone was hand basin set in a vanity unit and WC
- Modern family bathroom with 'p' shaped bath with shower over, wall mounted wash hand basin, WC and tiled flooring
- Double garage with pitched roof providing space for storage
- Mature landscaped rear garden offering a high degree of privacy which catches the sun throughout the day

The property is part of a small up-market development of similar homes with the benefit of a high degree of privacy and additional parking. It is approximately a mile from 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 the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: F EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



View from bedroom window



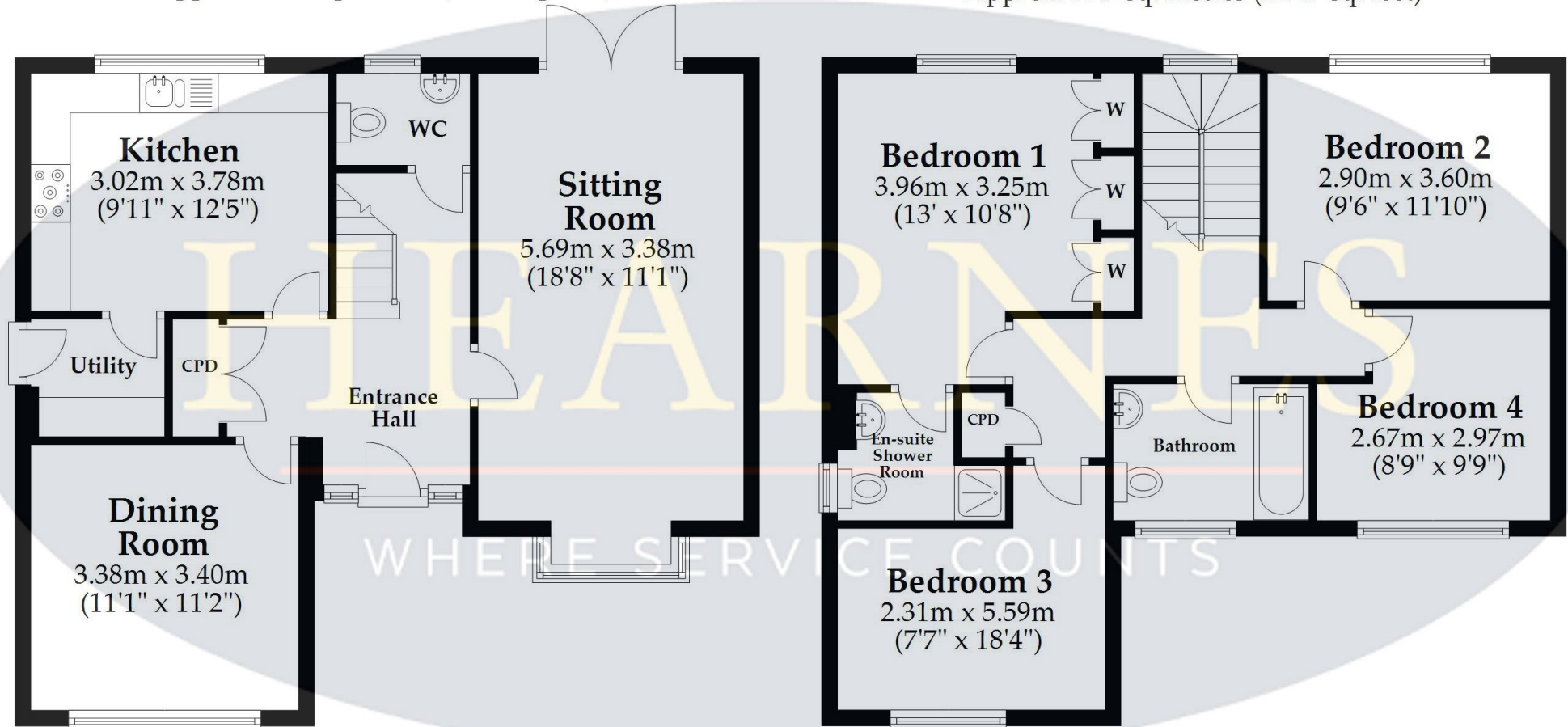
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 59.1 sq. metres (636.5 sq. feet)

## First Floor

Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 118.8 sq. metres (1279.2 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD