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**Broadstone  
Dorset, BH18 8NG**

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## FREEHOLD PRICE: Offers in excess of £735,000

A superbly positioned and well presented character detached family home offering five bedrooms, two reception rooms and two bathrooms as well as a modern fitted kitchen 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.

- House is approximately 1,627 sq ft over three floors
- Stunning 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
- Separate dining room with inset wood burner, sliding doors to sitting room and front aspect window
- Modern kitchen with base and eye level units and pan drawers with complementary worktops, inset electric hob with extractor fan and built in oven, space for fridge freezer, rear aspect window and door to lobby/utility area
- Plans are available to view for a sizeable kitchen extension to the rear
- Boot room with space and plumbing for dishwasher, side door to garden and door to garage
- 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

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. Broadstone itself is an extremely popular area with its reputable schools and the cosmopolitan centres of Poole and Bournemouth are approximately 2.5 & 7.5 miles distant respectively with Wimborne approximately 3 miles.

**COUNCIL TAX BAND: E EPC RATING: D**

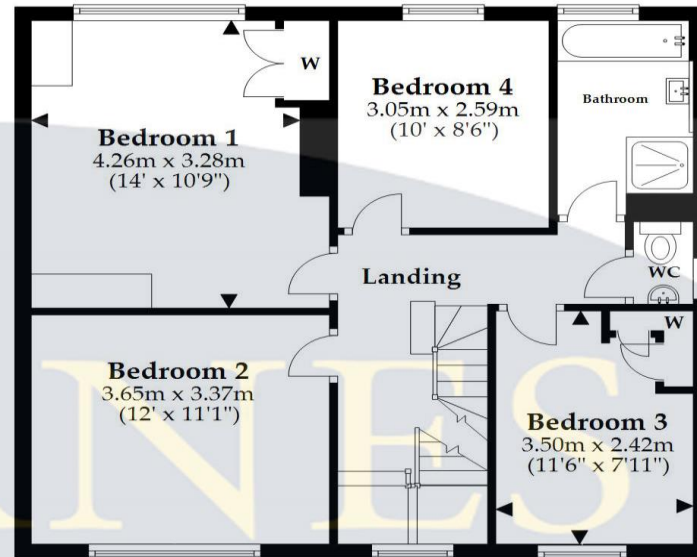
**AGENTS NOTES:** The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





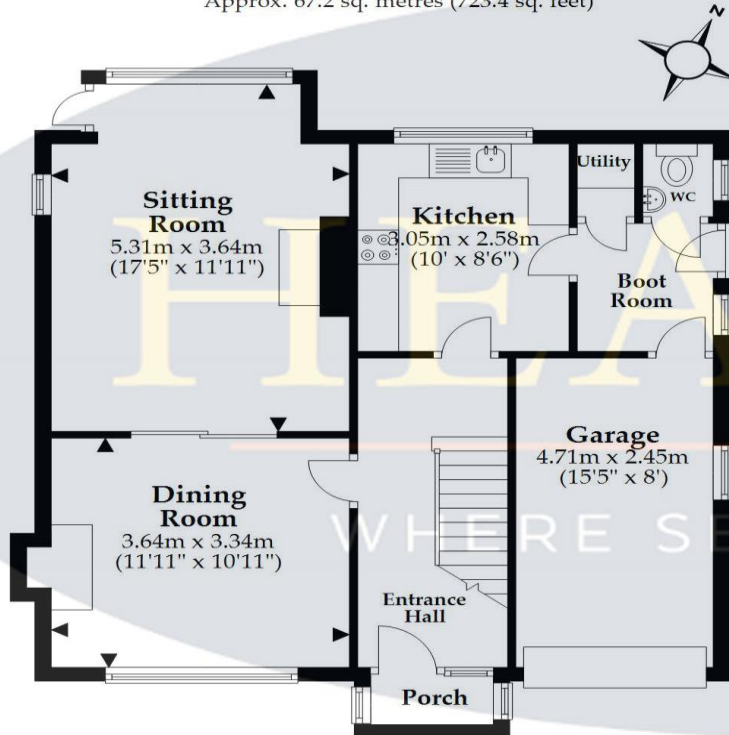
## First Floor

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



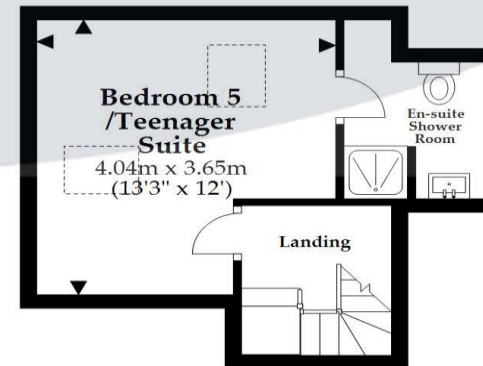
## Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



## Second Floor

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



Total area: approx. 151.2 sq. metres (1627.1 sq. feet)

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







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