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**Broadstone
Dorset, BH18 9LZ**

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FREEHOLD PRICE: £725,000

An immaculately presented and spacious four bedroom detached family home with ample off road parking and garage on a good size plot in a sought after residential location.

- Entrance hallway with modern downstairs shower/cloakroom with corner shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail and fully tiled walls and flooring
- Spacious sitting/dining room with floating electric fireplace enjoying a dual aspect with patio door leading onto sun terrace
- Stunning kitchen/breakfast room with matt white base and eye level units and range of pan drawers with quartz worktops and breakfast bar, inset induction hob with extractor fan over and adjacent double oven. Separate built in fridge, freezer and integrated dishwasher, further matching floor to ceiling cupboards, space for table and chairs, rear aspect window and door to garden
- Large separate utility room with sink, base units with concealed washing machine and additional built in fridge/freezer, further storage cupboards, tiled flooring, door to garage and French doors to terrace and garden
- First floor landing with door to south facing balcony with glass and chrome balustrade
- Four good size bedrooms
- Main bedroom with range of built in wardrobes and dual aspect windows
- Bedroom two and three benefitting from built in wardrobes and bedroom four/study enjoying built in furniture
- Family bathroom with shaped bath with shower screen and shower over, vanity unit with wash hand basin and storage cupboard, enclosed WC, fully tiled walls and ladder style heated towel rail
- Feature flooring in hallway matching through to the kitchen/breakfast room
- Double glazing, gas heating and fitted burglar alarm system
- Outside: Ample off road parking leading to over sized garage with electric roller door. The front and rear garden are landscaped. The front garden has various flower, tree and shrub borders. The rear garden has a wonderful sun terrace with lighting ideal for al fresco dining leading to a large lawn area with an abundance of mature flower, tree and shrub borders and to the rear a timber shed. The garden is enclosed by panel fencing and hedging

This attractive home is approximately 0.3 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 centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: F EPC RATING: D

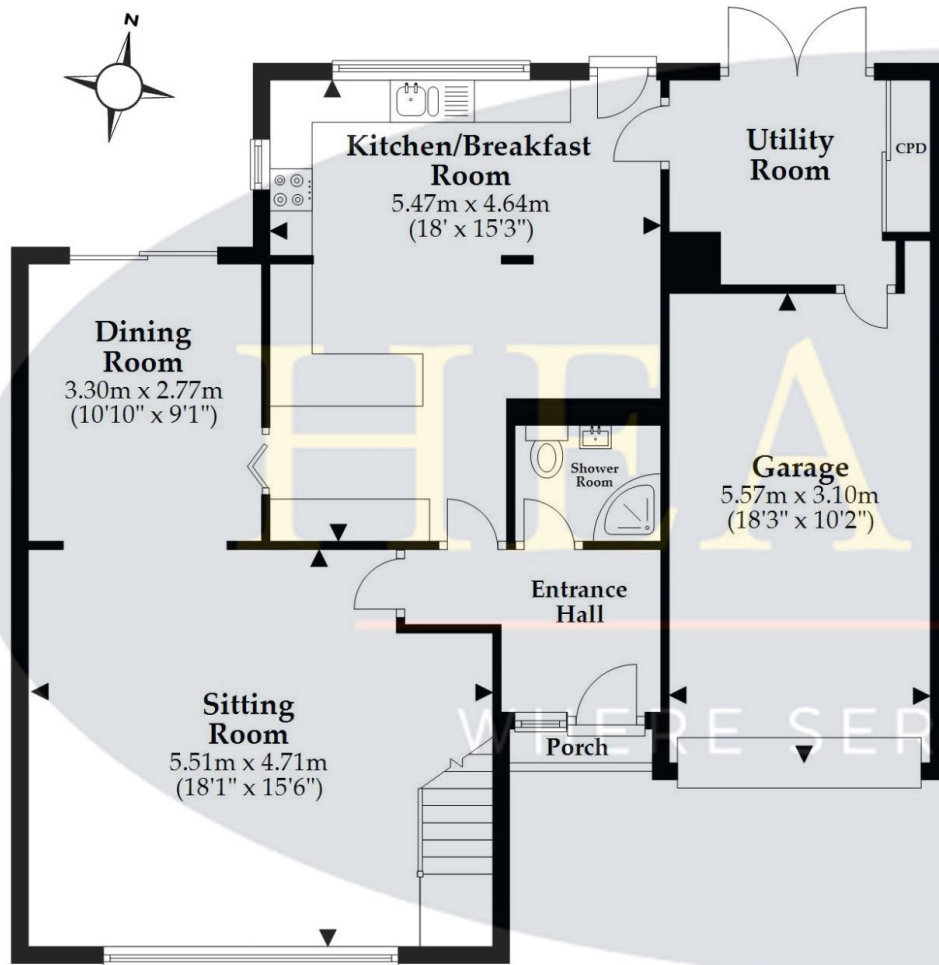
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 148.8 sq. metres (1601.9 sq. feet)

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







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