



**Broadstone
Dorset, BH18 8HB**

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FREEHOLD PRICE £450,000

A superb west facing well presented and spacious three double bedroom two reception room Victorian semi detached family home with off road parking for three cars, separate dining room and 80ft x 30ft rear garden with two purpose built outbuildings, located just half a mile from Broadstone centre.

- The entrance hall has a high quality laminate floor which flows through to the dining room
- The sitting room has exposed floorboards and a superb wood burner
- The spacious dining room has double glazed French doors opening onto the patio and also provides under stairs storage
- A modern kitchen finished with high gloss cream units and complementary worktops, double Bosch ovens, five burner gas hob and chimney style extractor hood, integrated dishwasher and twin aspect giving a view of the garden
- Separate utility room with a sink unit, plumbing for washing machine, three larder cupboards and access to the side garden
- Downstairs shower room with walk in style shower, wash hand basin, tiled flooring and WC
- Three double bedrooms, all with exposed wooden flooring
- Bedroom two with twin aspect
- The master bedroom spans the whole of the front of the property with range of fitted wardrobes, character fireplace and double aspect
- Family bathroom with shower over the bath, vanity unit, wash hand basin and WC
- Gas central heating, double glazing, underfloor heating in the kitchen, utility room and outbuilding two
- Plantation shutters and curtains
- Outbuilding one - Purpose built and fully insulated with double glazed French doors opening onto rear patio with high quality laminate flooring
- Outbuilding two - Self-contained unit with high quality laminate flooring, sink unit and shower room with WC
- Large 80ft X 30ft garden with two good size patio areas ideal for alfresco dining, Double timber gates provide access from the driveway into the garden. On the lower level is a large raised bed with range of trees and shrubs which gives a high degree of privacy and a good size patio with steps leading to the main garden which is mainly laid to lawn with the two outbuildings at the rear

This superb family home is within ½ a mile 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 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

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.

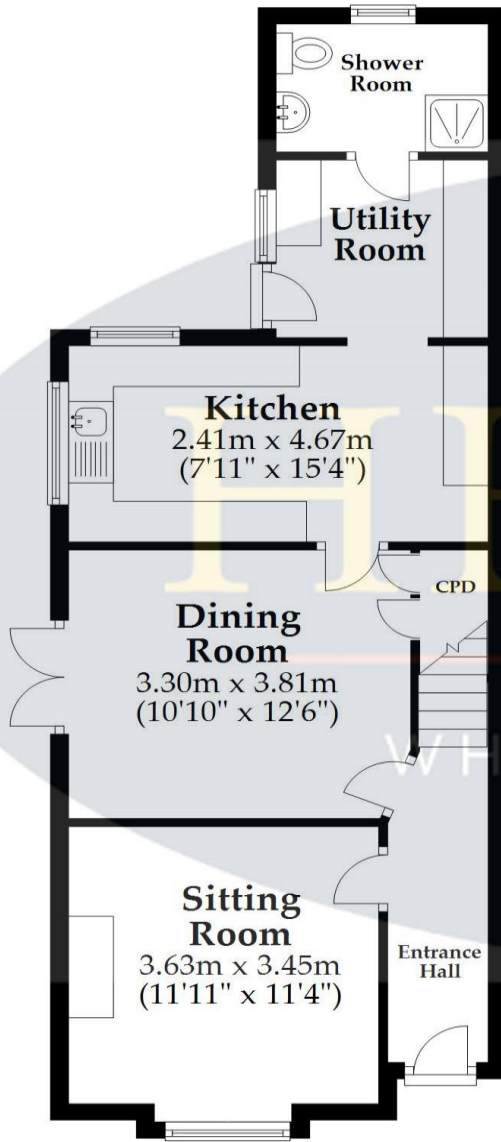




Ground Floor

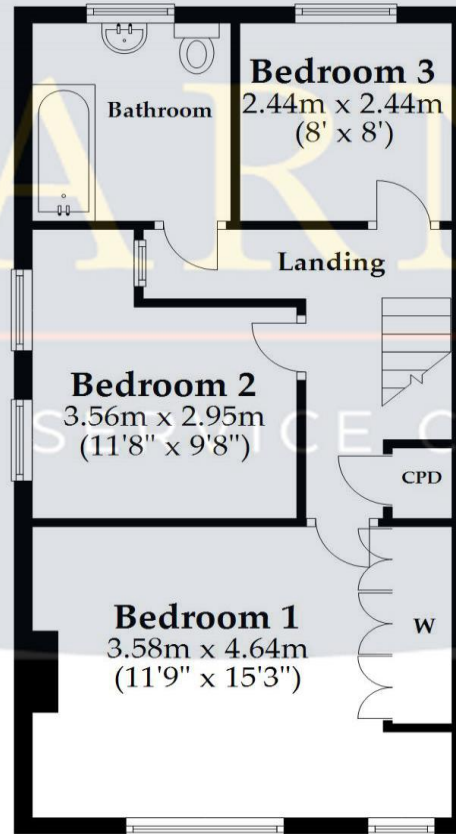
Approx. 53.5 sq. metres (575.5 sq. feet)

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



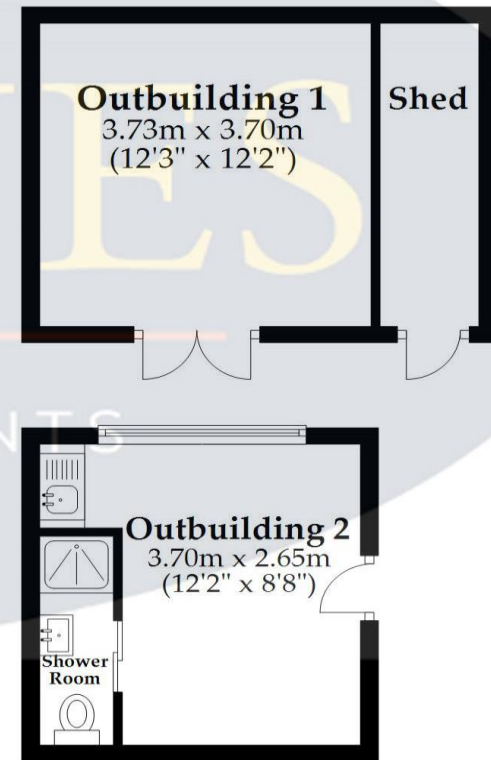
First Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



Outbuildings

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 131.0 sq. metres (1410.4 sq. feet)

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



Out building 2



Out building 1





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