



**Broadstone
Dorset, BH18 8BZ**

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FREEHOLD PRICE: £900,000

A spacious four double bedroom, three bathroom family residence offering over 2,000 sq ft of accommodation including a recently refurbished kitchen/diner three reception rooms and garage set in a quiet cul de sac backing onto Delph woods and walking distance of the main High Street.

- Large reception hall with a 1/4 turn staircase, under stairs storage and cloakroom
- Recently refurbished large kitchen/diner with range of high gloss white units and complementary worktops, five ring gas hob and extractor hood, integrated dishwasher, pull out bin cupboard, breakfast bar, stainless steel sink with food aerator, soft close pan drawers and space for an American style fridge/freezer
- Separate utility room with range of fitted units and complementary worktop, stainless steel sink and space for washing machine. Access to double garage and rear garden
- Separate snug with window overlooking front garden
- Generous size sitting room with feature fireplace and double doors opening into dining room
- Dining room with double glazed French doors opening onto decking area
- Cloakroom with wash hand basin and low level flush WC
- Spacious landing with dual aspect study area
- Four double bedrooms with the main bedroom offering large range of fitted wardrobes and a recently refurbished en suite shower room with large walk in shower, low level flush WC and wash hand basin set in a vanity unit
- Bedroom two also includes a range of fitted wardrobes and en suite shower room with double shower, wash hand basin and low level flush WC
- Family bathroom with corner bath, wash hand basin and low level flush WC
- Double garage with electric door, power and light and off road parking for four cars
- Private rear garden with decked area and patio backing onto Delph Woods

This distinctive family home is set in one the most sought after cul de sac's in Broadstone with woodland walks from the doorstep through Delph woods and approximately one mile from the town centre.

COUNCIL TAX BAND: G 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.



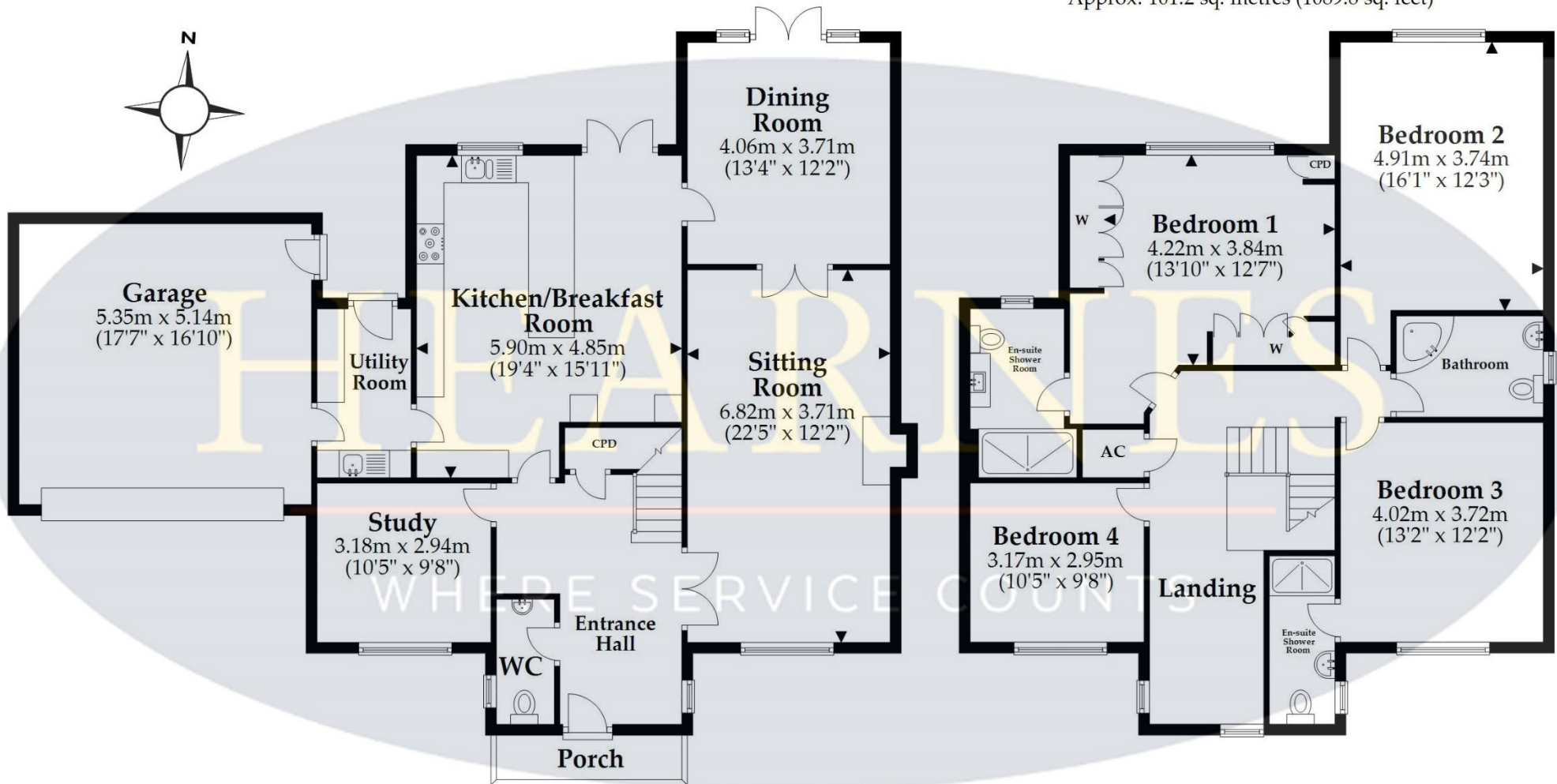


Ground Floor

Approx. 129.0 sq. metres (1388.4 sq. feet)

First Floor

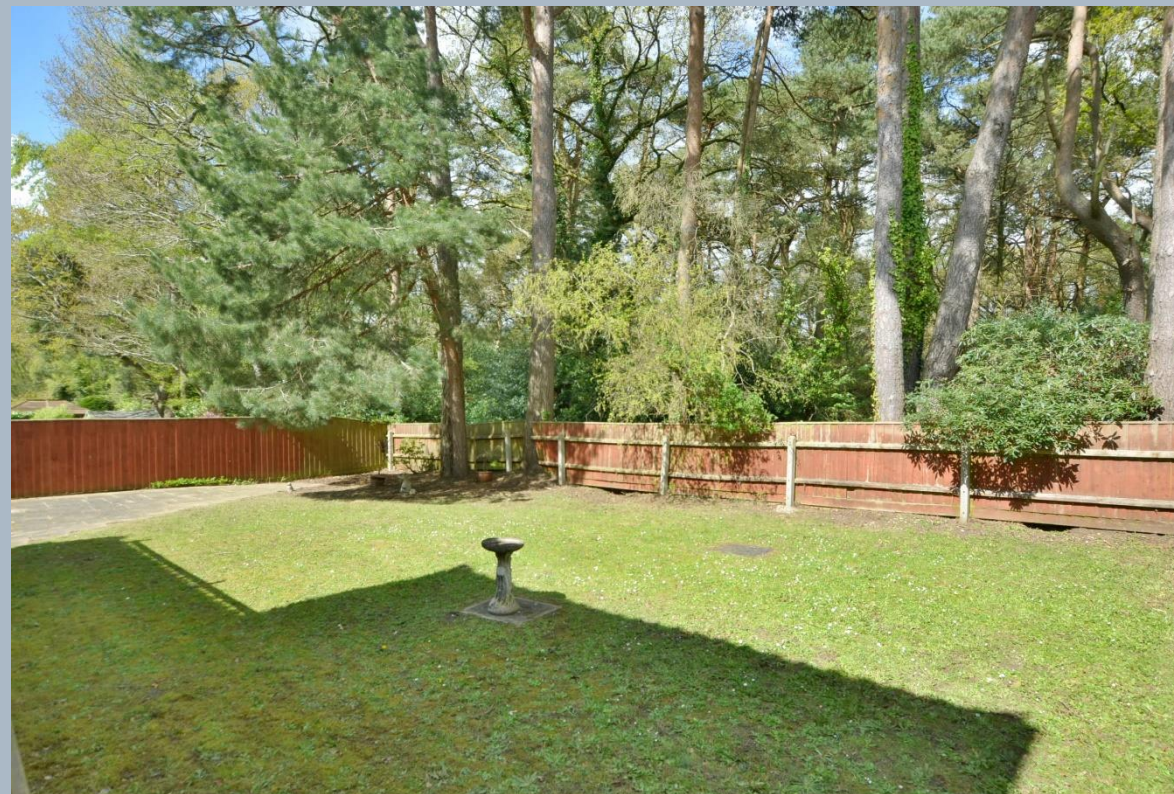
Approx. 101.2 sq. metres (1089.8 sq. feet)



Total area: approx. 230.2 sq. metres (2478.2 sq. feet)

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







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