

HOME OF DISTINCTION



Broadstone





Upper Golf Links Road Broadstone BH18 8BU

A SPACIOUS CHARACTER HOME STANDING ON A
 GENEROUS PLOT WITH 5 BEDROOMS, 3
 BATH/SHOWER ROOMS, AND 3 RECEPTIONS ROOMS
 PLUS A KITCHEN/DINING ROOM.

(ref: 761406)

£900,000

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
100-108 A	
91-101 B	
82-90 C	
73-81 D	89
64-72 E	
55-63 F	
46-54 G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Location

The property is situated in a particularly desirable well established location lying within easy reach of Broadstone village centre that offers a comprehensive range of shops and amenities, open heathland, Broadstone Golf course and sought after schooling.

Property Description

The property is a beautifully presented detached 1930's family home that has been extended and improved by the present owners whilst retaining a number of character features offering both spacious and versatile accommodation. The accommodation briefly comprises:

An entrance porch with a stained glass door leads to the reception hall with stairs leading to the first floor accommodation. At the front of the property is an L shape dual aspect sitting room with bay window and a feature fireplace. There is a separate dining room and study.

A particular feature of the property is the spacious kitchen/breakfast room with French doors to the garden, the kitchen has been updated and comprises a comprehensive range of base and eye level units with granite working surfaces and built-in appliances including a microwave combination oven, oven, induction hob with canopy over plus fridge/freezer and dishwasher all with matching fascia units. The separate utility room provides further storage space and space and plumbing for additional appliances. There is a cloakroom with w.c. and wash basin.

Upstairs is a large split level landing with space to create a study/office area. There are five bedrooms, the large master bedroom suite has an en-suite with 4 piece bathroom suite, bedroom two also has an en-suite shower room and the main family bathroom serves the three further bedrooms.

Outside

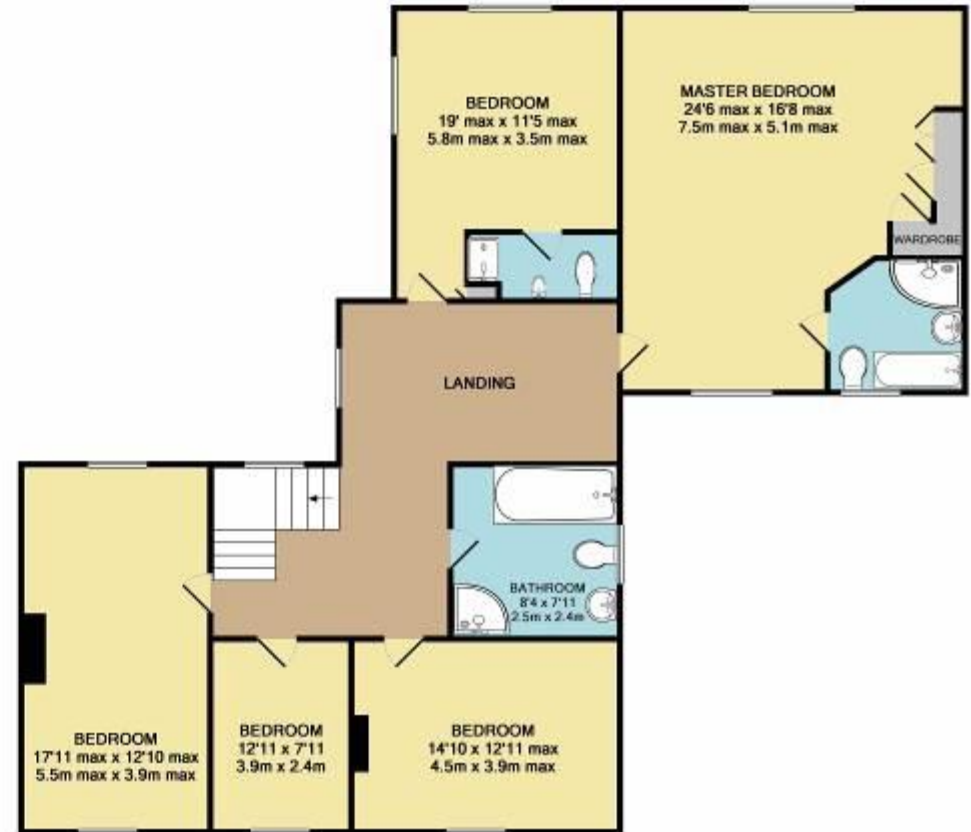
The property is approached via a shingle drive providing ample parking for numerous vehicles and access to the integral double garage with up and over door, power and light points and a personal door leading out to the rear garden. At the front of the property is a lawned garden bound by planted borders.

The rear garden is a further feature of the property laid mainly to a large level lawn with a paved patio seating area all bound by mature borders offering a good degree of seclusion.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2017

Details prepared by David Hardwick

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset, BH8 8DY. Registered in England No. 1871280

BROADSTONE
177 Lower Blandford Road
Broadstone, Dorset, BH18 8DH

t: 01202 692145
e: broadstone@goadsby.com



