

144 Lower Blandford Road
Broadstone BH18 8NZ

Price **£650,000** Freehold



A DECEPTIVELY SPACIOUS FIVE DOUBLE BEDROOM,
THREE RECEPTION ROOM DETACHED FAMILY
HOME SITUATED WITHIN CLOSE PROXIMITY
TO BROADSTONE VILLAGE BENEFITTING
FROM SUPERB KITCHEN/DINING/FAMILY ROOM
AND REAR GARDEN APPROACHING 170'.



- * **ENTRANCE HALLWAY 15'7" x 5'8"**
- * **GROUND FLOOR CLOAKROOM**
- * **LOUNGE 14'1" (MAXIMUM) x 12'4"**
- * **DINING ROOM 11'4" x 11'2"**
 - * **STUDY 8'3" x 6'7"**
- * **KITCHEN/DINING/FAMILY ROOM 22'5" x 18'3" (MAXIMUM)**
 - * **UTILITY ROOM 7'1" x 5'2"**
- * **STAIRS RISING TO FIRST FLOOR LANDING 19'5" x 5'9"**
 - * **MASTER BEDROOM 12'2" x 10'9"**
 - * **EN SUITE SHOWER ROOM 7' x 6'1"**
 - * **GUEST BEDROOM 14'8" (MAXIMUM) x 10'9"**
- * **BEDROOM THREE 12'2" (MAXIMUM) x 11'3" (MAXIMUM)**
 - * **FAMILY BATHROOM 8' x 6'9"**
- * **SECOND FLOOR LANDING 12' (MAXIMUM) x 9'5"**
 - * **BEDROOM FOUR 12' x 10'5"**
 - * **BEDROOM FIVE 13'5" x 10'9"**
 - * **GARAGE AND OFF ROAD PARKING**
- * **FRONT AND SIZEABLE REAR GARDEN**
 - * **UPVC DOUBLE GLAZED**
 - * **GAS FIRED CENTRAL HEATING**













ABOUT THIS PROPERTY

Via the open storm porch, a UPVC double glazed frosted door with matching side screens give access into the entrance hallway which has picture rails, stairs rising to first floor, solid oak flooring and access into the ground floor cloakroom which has frosted window to side, part tiled walls, solid oak flooring, wash hand basin with mixer tap and low level WC. The lounge has bay window to front aspect, solid oak flooring, TV point and inset wood burner with tiled hearth. The study has window to side aspect, solid oak flooring, telephone point and picture rail. The dining room has frosted window to side aspect and solid oak flooring. The kitchen/dining/family room was upgraded in 2014 and is a German designer kitchen by Hächer Küchen, breakfast bar eating area with pan drawers and cupboards beneath, range of wall and floor mounted cupboards, granite working surfaces above, space for American style fridge/freezer and a range of Siemens integrated appliances to include two self-cleaning ovens, microwave, ceramic hob, extractor fan over and integrated Bosch dishwasher, TV point, fully tiled porcelain flooring and two double opening doors leading to the garden. From the kitchen/dining/family room, there is access into the utility room also comprising high quality German Hächer Küchen units with a range of wall and floor mounted cupboards, granite work surfaces above, space and plumbing for washing machine, full tiled flooring and window and UPVC door to side.

The spacious first floor landing has frosted window to side aspect, picture rail and stairs rising to the second floor. The master bedroom has picture rail, TV point, telephone point, window to rear aspect with pleasant views towards Broadstone Recreation Ground and access into the en suite shower room which was refitted in 2016 is a fully tanked wet room and has fully tiled walls and flooring by Porcelanosa, frosted window to rear aspect, low level WC, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, walk in shower with rain shower above and electric underfloor heating. Also on the first floor is the guest bedroom with window to front aspect. Bedroom three with frosted window to side aspect and two built in cupboards; one of which housing the hot water tank. The family bathroom, also refitted in 2016, again a fully tanked wet room, has window to front aspect, fully tiled walls and flooring by Porcelanosa, walk in shower with rain shower above, low level WC, towel ladder radiator, vanity unit with inset wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment to the side and electric underfloor heating.

The second floor landing has Velux window to side aspect and access into eaves storage. Bedroom four has Velux windows to front and side and bedroom five has Velux window to rear and access to eaves storage.

To the front is a pea shingle driveway providing off road parking for a number of vehicles with mature shrub and timber fence borders in turn leading along the side of the property to the single detached garage which has up and over door. One of the main features of this delightful family home is the sizeable and secluded rear garden which is predominantly laid to lawn with a patio running adjacent to the property. There is also a second patio area providing further seating area and hardstanding for timber summer house. There is a garden gate providing direct access to Broadstone Recreation Park and access along the side of the property in turn leading to the front.



DIRECTIONS:

From Broadstone Centre proceed down Lower Blandford Road and the property will be found on the left hand side.

COUNCIL TAX: Band F Poole Borough Council.

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

Energy Performance Certificate

144, Lower Blandford Road
 BROADSTONE
 BH18 8NZ

Dwelling type: Detached house
 Date of assessment: 26 May 2009
 Date of certificate: 26 May 2009
 Reference number: 2768-8079-6215-6221-3090
 Total floor area: 170 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	187 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	5.0 tonnes per year
Lighting	£159 per year	£84 per year
Heating	£688 per year	£704 per year
Hot water	£148 per year	£148 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
 For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

REF: R1079