

**89 Dunyeats Road, Broadstone,
BH18 8AF**

**£825,000
Freehold**



An excellently presented, four/five bedroom, three reception chalet style home situated in a sought after location and benefitting from large front and rear gardens. The property benefits from gas fired heating with radiators via a modern boiler and UPVC double glazing, there is flexible accommodation with bedrooms located to both the ground and first floor, two of the first floor bedrooms enjoying en-suite shower rooms. A study/snug and sun lounge enjoy a pleasing outlook over the landscaped rear gardens where there are two good size summerhouses and a store. To the front of the property a long driveway provides off road parking for numerous vehicles and leads to what was the detached garage which has now been converted to provide a home office or gym. The property is conveniently situated within walking distance of both the first and middle school as well as the local amenities in Broadstone and Corfe Hills and both the boys' and girls' grammar are easily reached.

COMPOSITE FRONT DOOR Leads to:

ENTRANCE VESTIBULE Windows to front and side aspect, ceramic tiled floor, coved smooth plastered ceiling, a glazed internal door leads to:

RECEPTION HALL Coved smooth plastered ceiling, wall mounted heating thermostat control, radiator, telephone connection, oak engineered flooring, understairs recess, shelved cupboard

LOUNGE 16' x 13' 10" (4.88m x 4.22m) Coved smooth plastered ceiling with window to front aspect, radiator, continuation of the engineered oak flooring, Purbeck stone fireplace with polished stone hearth and display mantel and TV plinth, gas point available, circular window to side aspect. An archway leads to:

DINING ROOM 11' 6" x 10' 11" (3.51m x 3.33m) Continuation of the flooring, coved smooth plastered ceiling, radiator, circular window to side aspect, door to kitchen and double glazed patio doors lead to:

SUN LOUNGE 13' 3" x 11' (4.04m x 3.35m) Constructed with a Purbeck stone plinth with UPVC double glazed windows, vaulted ceiling with skylights, wood effect laminate flooring, wall mounted electric heater, inset downlighting, light dimmer control switch, French doors leading to the patio and rear garden

KITCHEN 12' 6" x 11' 6" (3.81m x 3.51m) A range of units comprising of single drainer single bowl sink unit with adjacent worktop surfaces with a range of drawers and base storage cupboards below, integrated dishwasher, integrated electric oven with four ring hob, extractor canopy above and integrated microwave to the side, there is a range of eye level wall mounted units with underlighting, space suitable for American style fridge/freezer, further worktop surface with base storage cupboards, eye level mounted units over and wine rack, coved smooth plastered ceiling with inset downlighting, ceramic tiled floor, partly tiled walls, radiator, UPVC double glazed door with window overlooking the rear garden

UTILITY ROOM 7' 6" x 5' 6" (2.29m x 1.68m) Range of worktop surfaces with base storage cupboards below and eye level wall mounted units over, space and plumbing available for an automatic washing machine and dryer, wall mounted Worcester boiler serving the heating and domestic hot water supply, open shelving, continuation of the ceramic tiled floor from the kitchen

A GLAZED DOOR FROM THE KITCHEN LEADS TO:

STUDY/SNUG 20' 10" x 10' 7" (6.35m x 3.23m) Coved smooth plastered ceiling with inset downlighting, loft hatch giving access to roof space, engineered oak flooring, two radiators, comprehensive range of glazed display cabinets and open shelving, UPVC double glazed French doors with adjoining windows open to the rear garden

BEDROOM 1 17' 4" x 11' 9" (5.28m x 3.58m) Coved smooth plastered ceiling, radiator, telephone point, window to front aspect



BATHROOM Of a generous size comprising of double shower cubicle and a corner bath with centre mixer tap and hand held shower attachment, WC, inset wash hand basin with cupboards below, electric shaver point, lighting above with mirror, chrome heated towel rail, fully tiled walls, ceramic tiled floor, two windows to side aspect, coved smooth plastered ceiling with inset downlighting and extractor fan

A STAIRCASE WITH A GLASS AND WOOD BALUSTRADE LEADS TO:

FIRST FLOOR LANDING Smooth plastered ceiling, two built in storage cupboards, further door giving access to eaves storage space, loft hatch with sliding ladder giving access to the roof space

BEDROOM 2 17' 1" x 13' 11" (5.21m x 4.24m) Smooth plastered ceiling, windows to front and side aspect, radiator, cupboard giving access to eaves storage space, built in floor to ceiling wardrobe units

EN-SUITE SHOWER ROOM White suite comprising of fully tiled shower cubicle, pedestal wash hand basin and WC, tiled walls, smooth plastered ceiling, inset downlighting, chrome heated towel rail

BEDROOM 3 12' x 11' (3.66m x 3.35m) Smooth plastered ceiling, radiator, window to side aspect, built in cupboard with hanging rail

EN-SUITE SHOWER ROOM White suite comprising of fully tiled shower cubicle, pedestal wash hand basin and WC, tiled walls, chrome heated towel rail, Velux window, extractor fan

BEDROOM 4 12' x 11' 8" (3.66m x 3.56m) Smooth plastered ceiling, window to front aspect, radiator, built in cupboard with hanging rail

OUTSIDE - FRONT To the front of the property is Purbeck stone walling with Purbeck stone pillars and lighting, a tarmac driveway then leads to a turning and parking space to the front of the property. The front garden has been predominantly laid to lawn and enclosed to both sides by mature beech hedgerows and there are borders stocked with a number of specimen rhododendrons and azaleas. To the side of the property there is a single garage which has been converted to provide a home office with gymnasium and has coved smooth plastered ceiling with inset downlighting a window to side aspect, French doors to the front aspect, there is power and light available and a UPVC door to the rear garden. Leading between the property and the garage is an archway with outside lighting which leads to:

OUTSIDE - REAR There is a raised patio which then leads down to a second paved terrace with raised Purbeck stone borders stocked with a number of specimen plants and a workshop. From the patio there is an area of raised deck with balustrading leading to a substantial summer house and an area of shaped lawn with neatly stocked borders and a pathway leading to a second summer house with garden store. A picket style fence leads to the rear of the garden which has been arranged with areas of pathing and raised beds with a number of specimen shrubs and an aluminium framed greenhouse.

COUNCIL TAX BAND 'G' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.





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: 15056**

Ground Floor
Approx. 130.1 sq. metres (1400.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



First Floor
Approx. 75.2 sq. metres (809.4 sq. feet)



Total area: approx. 205.3 sq. metres (2209.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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