

**35 Northbrook Road, Broadstone,  
BH18 8HD**

**£625,000  
Freehold**

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**A charming, beautifully renovated four bedroom detached family home situated on a generous plot with a detached garage, large driveway providing off road parking for several vehicles and a landscaped rear garden. This versatile family home has been thoroughly renovated to a high standard throughout to include new heating, plumbing and electrics and UPVC double glazing throughout, brand new bathrooms, kitchen, carpets and neutral décor and all building and appliance warranties available. This property is offered in with vacant possession.**

**ENTRANCE HALL** Irregular shape 14' 2" x 9' 7" max measurements (4.32m x 2.92m) Spacious entrance hall with stairway to first floor, cupboard housing brand new 'Glowworm' boiler and storage, understairs storage cupboard, gas radiator, solid oak doors



**KITCHEN/DINING ROOM/LOUNGE** 'L' shaped 22' 4" x 22' 10" max. measurements (6.81m x 6.96m) A stylish brand new range of base and eye level units with quartz work surfaces, integrated appliances to include fridge/freezer, oven and grill, wine rack and dishwasher and pull out waste bins. Stainless steel one and half bowl sink unit with mixer taps over. Panelled radiator and UPVC double glazed window and bi-folding doors to the rear garden



**SECOND RECEPTION/BEDROOM 2** 12' 10" x 12' 4" into bay (3.91m x 3.76m) UPVC double glazed bay window to front elevation, gas radiator

**BEDROOM 4** 11' 2" x 10' 2" (3.4m x 3.1m) UPVC double glazed window rear elevation, built in double wardrobe and radiator

**GROUND FLOOR BATHROOM** Luxury fitted family bathroom with fully tiled floors and walls, panelled bath with shower over, wash hand basin and wc, chrome towel radiator

**FIRST FLOOR LANDING** 9' 8" x 7' 9" (2.95m x 2.36m) Spacious landing hall ideal for an additional work from home space, gas radiator and UPVC double glazed window to rear elevation

**BEDROOM 1** 17' 10" x 11' 10" (5.44m x 3.61m) Dual aspect UPVC double glazed windows to front and rear elevation, built in double wardrobe and single wardrobe, door to en-suite luxury shower room



**EN-SUITE SHOWER ROOM** Luxury en-suite with fully tiled walls and flooring with wc, wash hand basin and shower cubicle, chrome towel radiator

**BEDROOM 3** 9' 11" x 9' 10" (3.02m x 3m) UPVC double glazed window rear elevation, built in double wardrobe, door to en-suite luxury shower room

**EN-SUITE SHOWER ROOM** Luxury en-suite with fully tiled walls and flooring with wc, wash hand basin and shower cubicle, chrome towel radiator



**OUTSIDE - FRONT** A generous sized plot from front to rear, with the property set back from the road and a good size gravel driveway and landscaped borders and a front lawn area

**OUTSIDE - REAR** The rear garden is enclosed via brand fence panelling with planted borders, new lawn and a large patio area. Access to the garage via the side door and a further door to the rear workshop/storage room

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

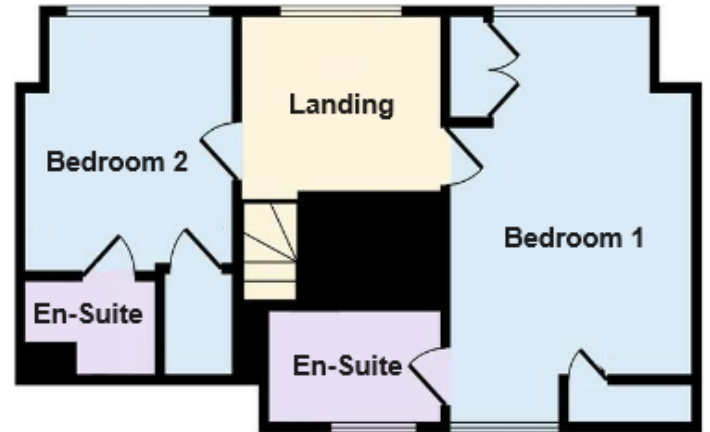
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Ref: 15299



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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