

**15 Barry Gardens, Broadstone,
BH18 9EN**

**£695,000
Freehold**



A truly exciting and rare opportunity to acquire a beautifully appointed spacious, family home with the benefit of a self-contained two bedroom flat/annexe, suitable for a variety of purposes including dependent relative/home and income. The main home has a most spacious reception hall which serves an excellent living room. There is a kitchen/dining room with French doors out to the south facing front terrace, utility room, ground floor double bedroom, beautifully appointed bathroom. On the first floor, one will find two double bedrooms with built in wardrobes and a beautifully appointed shower room. There is an excellent driveway leading to an integral garage with electric roller door and the property is set amongst well stocked gardens. The self-contained flat/annexe has two bedrooms, living room, kitchen, shower room and private garden. IDEAL HOME AND INCOME!

ENTRANCE VIA: Expansive overhang with split level patio and delightful south facing seating area, outside lighting. Double glazed composite door leads to the:

SUPERB RECEPTION HALL 16' 6" x 13' 4" max (5.03m x 4.06m) Dual aspect with a window overlooking the rear garden and double glazed door leading to the rear, understairs cupboard, radiator. A most useful walk-in cupboard with media hub, fitted shelving and wall mounted Viessmann gas boiler, Karndean flooring.

SUPERB LIVING ROOM 18' 2" x 16' max including recess (5.54m x 4.88m) Two radiators, power points, T.V point, low voltage lighting, wall mounted flueless gas fire, data point, two windows to the side elevation, picture window overlooks the front garden with a view in the distance across Broadstone.

WELL APPOINTED KITCHEN / DINING ROOM 16' x 11' 6" (4.88m x 3.51m) Fitted with a range of wall and floor mounted units with fitted work surfaces and part tiled walls, inset stainless steel single bowl sink unit, plumbing for dishwasher, integrated Zanussi double oven, built-in Bosch five burner gas hob with stainless steel extractor hood above, integrated fridge and freezer, radiator, Karndean flooring, window overlooking the rear garden, double glazed French doors lead out to the front terrace.

UTILITY ROOM 11' 10" x 4' 6" (3.61m x 1.37m) Fitted with a range of wall and floor mounted units and fitted work surfaces with part tiled walls, inset stainless steel single bowl sink unit, plumbing and space for washing machine and tumble dryer, heated towel rail, tiled flooring, access to adjacent flat/annexe, window to the front elevation.

BEDROOM THREE 13' 6" x 11' (4.11m x 3.35m) Versatile room suitable for home office/snug etc, Radiator, window overlooking the rear garden.

BEAUTIFULLY APPOINTED BATHROOM Suite comprising a bath with concealed shower with thermostatic Grohe shower with overhead shower, wash hand basin with vanity unit and Grohe mixer tap, close coupled w.c, built-in linen cupboard with radiator and mirrored door, medicine cabinet, tiled flooring, heated towel rail, fully tiled walls, underfloor heating, window to the side elevation.

From the Reception Hall, an easy tread staircase with glazed wooden balustrade leads to the:

SPACIOUS FIRST FLOOR LANDING Door to eave storage, access to boarded loft space, window with a fine view across Broadstone.

BEDROOM ONE 18' 4" x 13' 4" max including built-in wardrobes (5.59m x 4.06m) Radiator, low voltage lighting, range of built-in wardrobes with sliding doors, window to the front elevation and a window to the side elevation with a fine view across Broadstone.

BEDROOM TWO 16' 6" x 15' 2" max including recess (5.03m x 4.62m) An exceptional bedroom ideal for the growing teenager, radiator, range of built-in wardrobes with adjacent shelving, Velux window, double glazed French doors with Juliette balcony overlooking the rear garden.



BEAUTIFULLY APPOINTED SHOWER ROOM Walk-in shower cubicle with thermostatically controlled 'rain' shower, wash hand basin with vanity unit, w.c with concealed cistern, heated towel rail, fully tiled walls, tiled floor with underfloor heating, Velux window.

OUTSIDE - FRONT This most impressive home is located at the head of a sought after cul-de-sac within walking distance of Broadstone. To the front of the property is a block paved driveway providing extensive parking and this in turn leads to an INTEGRAL GARAGE with electric roller door. The front garden is laid to lawn, bordered by a variety of shrubs and close boarded timber panelled fencing. A paved footpath leads along the front of the property and there is a secure side gate which in turn leads to:


OUTSIDE - REAR There is a paved patio/entertaining area, from here five steps lead up to a raised area and this in turn leads onto the lawned area which is bordered by close boarded timber panelled fencing on all sides, together with a variety of shrubs. Patio area suitable for bistro table and chairs, timber garden store, outside tap.

AGENTS' NOTE - SELF CONTAINED TWO BEDROOM ANNEXE The property benefits from this unique addition with access from the garage or utility room or its own private front door accessed externally. The additional accommodation briefly comprises an entrance hall, living room, kitchen, two bedrooms, shower room and private enclosed decked garden. This valuable addition to the property is suitable for providing home and income, or alternatively, accommodation for a dependent relative.

COUNCIL TAX BAND 'D' 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: 14366

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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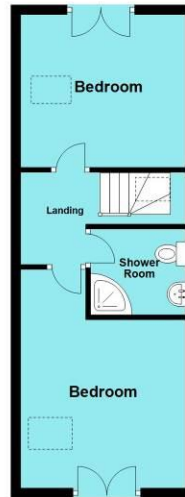
Ground Floor

Approx. 136.2 sq. metres (1466.4 sq. feet)



First Floor

Approx. 96.3 sq. metres (1036.3 sq. feet)



Total area: approx. 232.5 sq. metres (2502.6 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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