

**106 Dunyeats Road, Broadstone,
BH18 8AN**

**£950,000
Freehold**



A wonderful opportunity to acquire a unique and distinctive residence set in a highly sought after residential area, within walking distance of Broadstone High Street. The house provides most spacious and well planned accommodation to include six bedrooms, three first floor bathrooms, including an en-suite shower room, with the master bedroom having the benefit of direct access to a covered south facing balcony overlooking the swimming pool and formal garden. On the ground floor, is a reception hall, cloakroom, excellent living room, dining room, well fitted kitchen/ breakfast room, laundry and utility room. Externally, the house has beautiful well stocked gardens, extensive driveway with space for a motorhome, access to the twin garaging and a professionally installed heated swimming pool approx. 30ft x 15ft.

AN EARLY VIEWING IS STRONGLY ADVISED!

ENTRANCE VIA A UPVC double glazed door to the:

ENTRANCE LOGGIA Radiator. Door to:

CLOAKROOM Comprising close coupled w.c, pedestal wash basin with fully tiled walls, radiator, window to the side elevation.

RECEPTION HALLWAY WITH GALLERIED LANDING Radiator, full height window to the front elevation, useful understairs area, open tread staircase to the first floor.

EXCELLENT LIVING ROOM 20' x 15' 6" (6.1m x 4.72m) Brick built feature fireplace with an inset coal effect gas fire and open flue (if desired), T.V point, power points, window to the front elevation, two radiators. Sliding double glazed doors with blue glass give access to the south facing garden with a full size patio surrounding the professionally installed swimming pool. Wooden bi-fold doors with a step down gives access to the:

DINING ROOM 13' 6" x 10' 6" (4.11m x 3.2m) Radiator, window overlooking the south facing formal garden.

OUTSTANDING KITCHEN / DINING AREA 26' 4" x 9' 4" (8.03m x 2.84m) overall. **The entire Kitchen/Dining Area has quality tiled flooring and is dual aspect.**

Kitchen Area

Fitted with a range of wall and floor mounted units with fitted work surfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, integrated Bosch double oven, integrated Bosch induction hob, radiator, window overlooking the south facing garden. Through-way to the:

Dining Area

Radiator, full height window to the front elevation.

LAUNDRY / UTILITY ROOM 8' 10" x 7' 2" (2.69m x 2.18m) Fitted work surface with inset stainless steel single bowl sink unit, space and plumbing for washing machine and dishwasher, space for tumble dryer. Useful walk-in cupboard. Window overlooking the rear garden, tiled flooring, Glazed panelled door gives access to a further room suitable for additional kitchen cupboards and further space for additional fridge freezers/ appliances. Tiled flooring, window to the rear elevation, double glazed door gives access to the garden. Internal door to the double garage.

From the Reception Hall, an open tread wooden staircase with matching balustrade gives access to the:

FIRST FLOOR GALLERIED LANDING Airing cupboard housing the pre-lagged hot water tank with fitted shelving for linen storage. Access hatch and ladder to loft space. Doors serving all principal bedrooms.

MASTER BEDROOM 16' 2" x 14' (4.93m x 4.27m) A notable feature of the property with dual aspect. Extensive range of fitted furniture to include built-in wardrobes, dressing table and bedside cabinets with cupboards above, radiator. A sliding double glazed door leads out to the Covered balcony with balustrade, overlooking the pool area.

EN-SUITE SHOWER ROOM Comprising a walk-in shower with semi circular door, wall mounted individually pumped thermostatically controlled shower with 'rain' shower above, close coupled w.c, pedestal wash hand basin, tiled walls, heated towel rail, tall cupboard, mirror with light, window to the rear elevation.

BEDROOM TWO 13' 8" x 11' 2" (4.17m x 3.4m) Radiator, built-in double wardrobe with mirrored sliding doors, window overlooking the rear garden.



BEDROOM THREE 17' 8" x 9' (5.38m x 2.74m) Radiator, built-in double wardrobe with sliding mirrored doors, two windows to the front elevation overlooking the well stocked front gardens and gated entrance.

BEDROOM FOUR 14' 2" x 8' 6" (4.32m x 2.59m) Radiator, full length range of built-in wardrobes with sliding mirrored doors with window overlooking the rear garden.

BATHROOM (SERVING BEDROOMS TWO AND THREE)

A suite comprising a panelled bath, wall mounted thermostatically controlled shower with individual pump, close coupled w.c, pedestal wash hand basin, fully tiled walls, radiator, window to the rear elevation.

BEDROOM FIVE 13' 8" x 9' 4" (4.17m x 2.84m) Radiator, window overlooking the rear garden.

BEDROOM SIX 9' 4" x 9' (2.84m x 2.74m) Radiator, window overlooking the front elevation.

SECOND FAMILY BATHROOM Suite comprising a panelled shower bath, wall mounted individually pumped thermostatically controlled shower, w.c with concealed cistern and adjacent cupboards, wash hand basin with vanity unit and adjacent cupboards with extensive work surface, heated towel rail, window to the front elevation.

OUTSIDE - FRONT This unique and distinctive home stands amongst mature well stocked gardens on this most sought after road. Upon accessing the property via timber double gates, there are delightful mature well stocked gardens with a level lawned area bordered by mature shrubs and laurel hedging. To the other side of the frontage, there is a small area of woodland. An extensive block paved driveway provides parking for numerous vehicles together with space for a motorhome (if needed). This driveway then continues to the integral double garage.

To the side of the property there is a pathway that leads via a timber panelled gate, which continues to the:

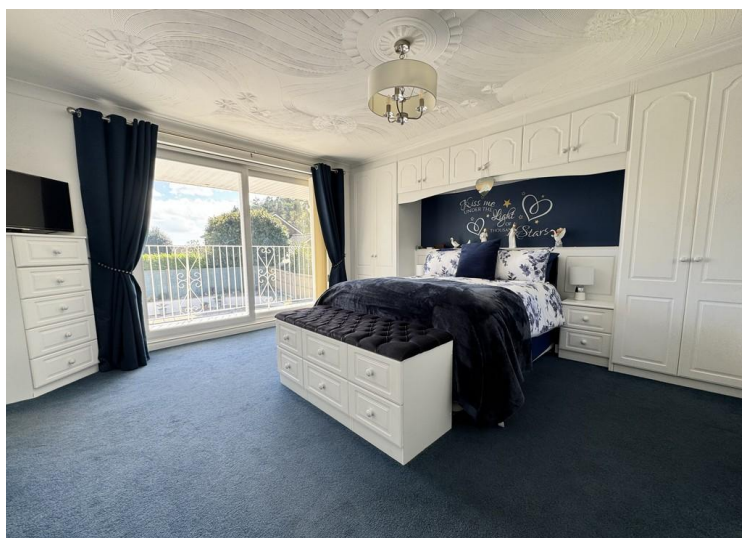
FORMAL GARDEN Where there is a split level lawned area, which is dissected by a stone built wall and rockery. This area of garden is populated with attractive shrubs and tree life together with mature laurel hedging, There is a feature pond, greenhouse, patio area and outside power supply. Continue across the garden via a timber panelled gate to the:

TWIN GARAGING 17' 4" x 17' 2" (5.28m x 5.23m) Max Twin up and over doors, light and power, wall mounted Viessmann gas boiler serving both the house and the swimming pool.

PROFESSIONAL INSTALLED SWIMMING POOL 30' 0" x 15' 0" (9.14m x 4.57m) Approximate measurements Which enjoys a secluded and enclosed south facing aspect and is surrounded by patio areas and raised flower and shrub borders, together with timber panelled fencing and a high solid rendered block wall. Between the swimming pool and the rear of the house, is a **SUPERB PATIO/ENTERTAINING AREA**, which is accessed from the house. From the patio, there is access via a sliding double glazed door with blue glass to the:

POOL ROOM 13' 6" x 9' 10" (4.11m x 3m) Tiled floor, radiator. Door to:

CHANGING/SHOWER ROOM A suite comprising a walk in shower with wall mounted Mira shower control, close coupled w.c, pedestal wash hand basin, radiator, tiled floor, window to front elevation. From the Pool Room, an additional door provides access to the:





ADDITIONAL SHOWER ROOM Comprising a walk-in shower cubicle with Mira shower control, close coupled w.c., pedestal wash hand basin, tiled floor, window to the side elevation. Double doors lead into a **WALK IN AREA** where there is the hub for pool pump/heating (details of which can be provided upon viewing). The heating runs from the main central heating upon viewing). The heating runs from the main central heating boiler for the house, which has been fitted specifically to cover this additional need.

COUNCIL TAX BAND 'G' This information has been supplied by BCP 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: 15537**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Total area: approx. 292.8 sq. metres (3151.2 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 PlanUz.

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