



66 Sorrel Gardens, Broadstone BH18 9WA

An impeccably maintained three double bedroom detached family home forming part of this most sought after cul-de-sac development, within the favoured schools catchment area. Vendor suited!

EPC: 71 Council Tax Band: E Price: £475,000 Freehold







Key Features

- THREE DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- CONSERVATORY
- WELL FITTED KITCHEN
- UTILITY ROOM
- BEDROOM 1 WITH EN-SUITE SHOWER ROOM
- LOVELY GARDENS
- PRIME LOCATION
- VENDOR SUITED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

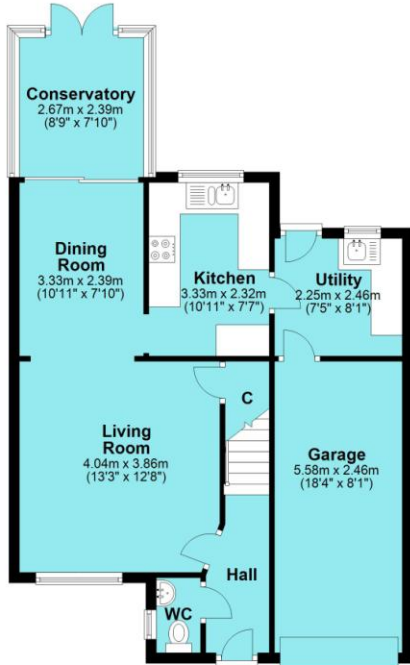
The Property

Located on this sought after development, the property is quietly situated and offers spacious, well planned accommodation. From the entrance hall, one will find a downstairs cloakroom together with a living room overlooking the front garden. From here, a through way leads into the dining room which continues to the conservatory overlooking the rear garden. The kitchen is well fitted with a range of integrated appliances including a dishwasher and a door leads into the utility room where the Worcester gas boiler is located. There is a useful internal door to the garage providing the scope to convert to further accommodation if needed.

From the first floor landing, there is the master bedroom which has a range of fitted wardrobes, together with an en-suite shower room. Bedroom 2 is a good double room with a range of fitted wardrobes, whilst the bonus room is the excellent third bedroom, utilising space over the garage to provide a bedroom of some 18' in length. To complete the picture, there is a family bathroom. Once outside, there is a block paved driveway providing comfortable parking for two vehicles, together with a landscaped area of garden. A gate provides side access to the well stocked and beautifully maintained rear garden.

Ground Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



Total area: approx. 115.8 sq. metres (1246.7 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.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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