



10 Widworthy Drive, Broadstone BH18 9BD

A wonderful opportunity to acquire a much loved and cherished four bedroom family home having been in the same ownership since new in 1972, found on one of Broadstone's most sought after cul-de-sac developments. Vendor suited!

EPC: TBC **Council Tax Band:** F **Price:** £625,000 Freehold

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Key Features

- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CONSERVATORY
- BATHROOM AND SHOWER ROOM
- DOUBLE GARAGE
- LARGE WELL STOCKED GARDENS
- PRIME LOCATION
- VENDOR SUITED!

The Property

Upon entering the property, there is a spacious reception hall which serves all principal rooms. The excellent lounge/dining room overlooks the front and has two picture windows. There is an open serve glazed hatch to the kitchen/breakfast room which features integrated Neff appliances.

Adjacent to the kitchen is a utility room with Belfast sink and units. The kitchen leads into a large conservatory which overlooks the rear garden.

Once on the first floor landing, one will be immediately impressed with the large feature window

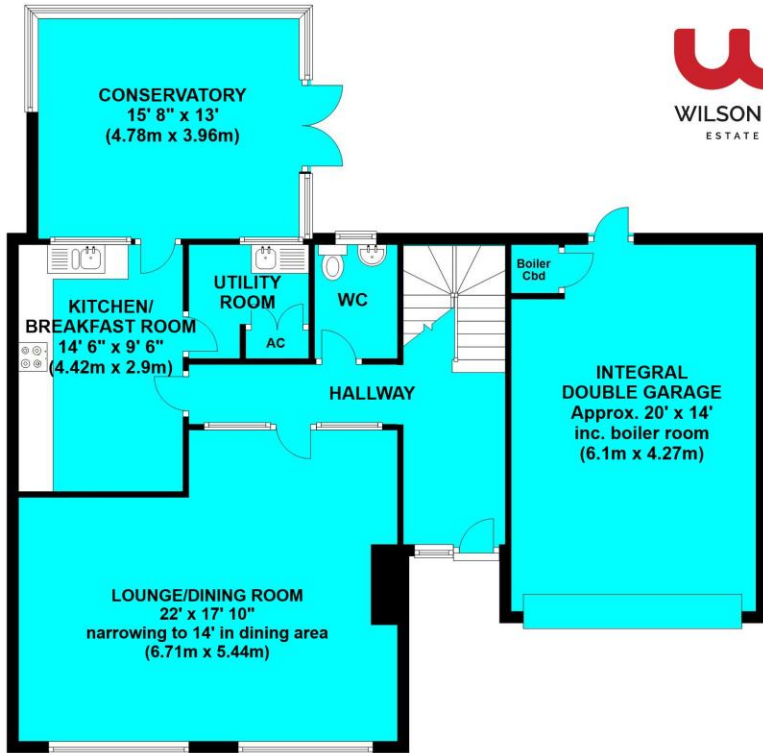
overlooking the rear garden. There are four bedrooms, three of which have fitted wardrobes. Adjacent to the master bedroom is a shower room, whilst there is also a family bathroom.

Externally, there is a large frontage with driveway leading to the integral double garage. There is a large level rear garden with patio/entertaining area, whilst the garden overlooks an area of light woodland.

It is fair to say that the property now requires some cosmetic updating.

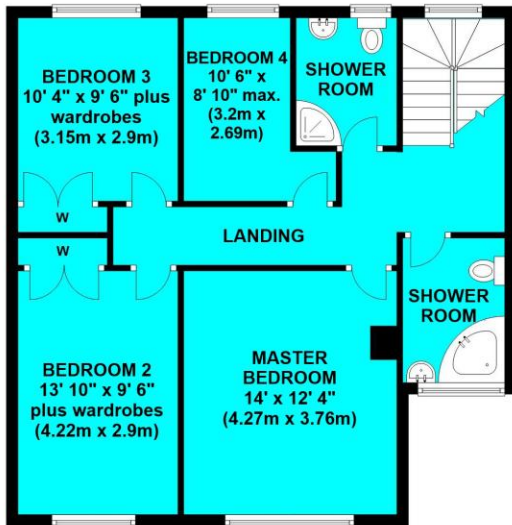
Ground Floor

Approx. 112.7 sq. metres (1213.3 sq. feet)



First Floor

Approx. 69.1 sq. metres (744.0 sq. feet)



Total area: approx. 181.8 sq. metres (1957.3 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
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		
England & Wales	EU Directive 2002/91/EC	
	82	67

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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