



12 Airetons Close, Broadstone BH18 8LF

A wonderful opportunity to acquire a beautifully presented four bedroom detached bungalow forming part of this high quality cul-de-sac development on the fringe of Broadstone. Owner suited, viewing essential.

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

 **4**
 **2**
 **2**





Key Features

- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- MASTER EN SUITE
- STUNNING SOUTH FACING GARDENS
- CONSERVATORY
- SPACE FOR MOTORHOME
- PRIME LOCATION
- OWNER SUITED - MUST BE VIEWED

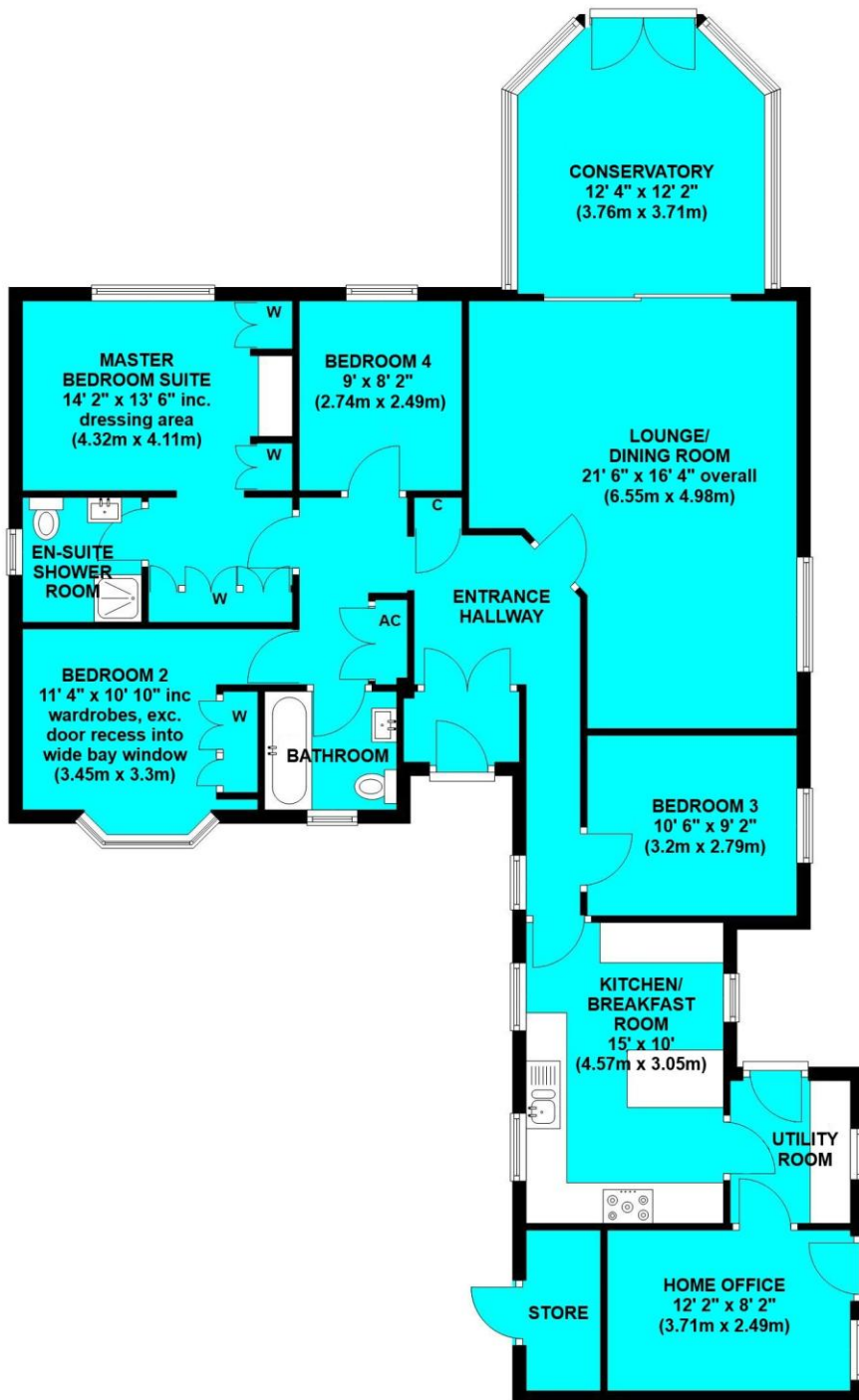
The Property

Upon entering the property, from the entrance loggia a glazed panelled door leads into the reception hall which serves all principal rooms. There is an access hatch to the boarded loft space, whilst an airing cupboard houses the mains pressure water system. There is a superb lounge/dining room with dual aspect and sliding door out to the conservatory which in turn overlooks the beautiful, well stocked gardens. The good size kitchen/breakfast room has a peninsular breakfast bar and again a pleasant outlook from all windows. This room could be configured to incorporate bedroom 3 to create a larger kitchen if needed. There is a door to the utility room which in turn has an external door to a covered rear porch, whilst to the other side of the utility room access is made to the most useful home office, formerly part of the integral garage. The beauty of this individual bungalow is that the main bedroom areas are located at the other end of the property via

an inner hallway. The outstanding master bedroom suite has an extensive range of fitted furniture, together with dressing area, fitted wardrobes and a beautifully appointed en-suite shower room. There are two neighbouring bedrooms, together with an equally well appointed family bathroom. Bedroom 4 can be found between the lounge/dining room and the kitchen on the western side of the property. This unique home is found at the head of a quality cul-de-sac development. The original garage has been sub-divided to create an area of storage in addition to a home office. A large driveway provides parking for numerous vehicles and leads via double gates to a double width carport. The beautifully maintained gardens are most interesting having shaped lawned areas bordered by a variety of flowering shrubs and mature tree life. Glazed timber summerhouse. Outside electric and water.

Ground Floor

Approx. 133.7 sq. metres (1439.4 sq. feet)



Total area: approx. 133.7 sq. metres (1439.4 sq. feet)



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	65	70
EU Directive 2002/91/EC		
www.epc4u.com		

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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