



1a Clarendon Close, Broadstone BH18 9HR

An excellently presented contemporary home situated in the heart of Broadstone just moments away from amenities and popular schooling.

EPC: 75 Council Tax Band: E Price: £639,950 Freehold

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Key Features

- LARGE OPEN PLAN LIVING SPACE WITH SEPARATE SNUG/STUDY
- GROUND FLOOR CLOAKROOM/BOOT ROOM
- LARGE MASTER BEDROOM WITH DRESSING ROOM & SHOWER ROOM
- THREE FURTHER GOOD SIZE BEDROOMS
- FAMILY BATHROOM
- LARGE BLOCK PAVED DRIVEWAY
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- SOUTHERLY FACING REAR GARDEN WITH PATIO, DECKING & OUTBUILDING
- ANTHRACITE UPVC DOUBLE GLAZING WINDOWS
- GAS FIRED CENTRAL HEATING

The Property

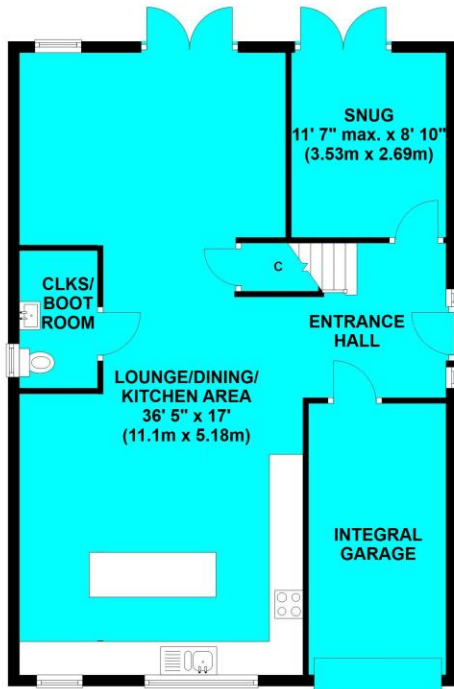
This super detached family home is situated in a sought after location just a moments walk of the village centre. This contemporary property has rendered elevations with anthracite UPVC double glazed windows. A reception hall area opens to a large family living space with a well equipped kitchen with island and integrated appliances, leading to space for a large dining table and chairs and then a sitting area with log burner opening to the patio and rear garden. Also located to the ground floor is a cloakroom/boot room and snug, again with French doors opening to the rear garden.

To the first floor a good size open landing leads to the master bedroom with walk-in dressing room and en-suite shower, there are then three further good size bedrooms and a family bathroom.

A block paved driveway provides ample off road parking and leads to the integral garage. Running across the full width of the rear of the property is a paved patio area stepping up to an area of lawn, and to the rear of the garden a raised deck and a substantial block rendered built storage shed with power.

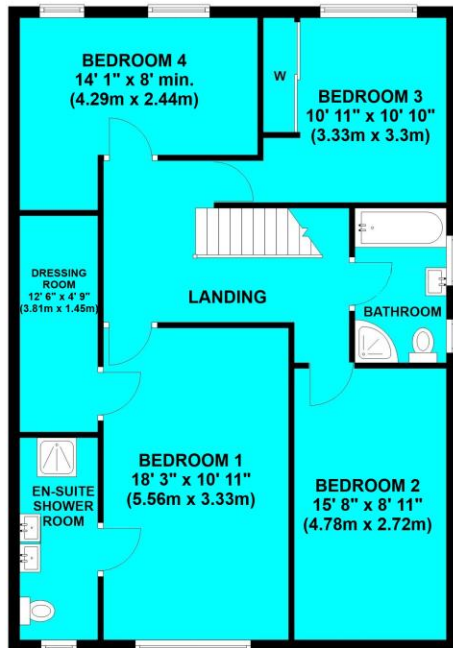
Ground Floor

Approx. 85.8 sq. metres (923.5 sq. feet)



First Floor

Approx. 84.4 sq. metres (908.9 sq. feet)



Total area: approx. 170.2 sq. metres (1832.4 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 and 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	75	79
(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		
www.epcau.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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