



28 Merriefield Drive, Broadstone BH18 8BP

Situated in one of Broadstone's most sought after locations is this four bedroom, five reception room detached family property, offered with the benefit of No Forward Chain.

EPC: C Council Tax Band: G Price: £850,000 Freehold

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Key Features

- FIVE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- SUNNY SOUTH WESTERLY FACING LEVEL REAR GARDEN
- GOOD SIZE KITCHEN WITH UTILITY ROOM
- NO FORWARD CHAIN
- PRIME RESIDENTIAL LOCATION

The Property

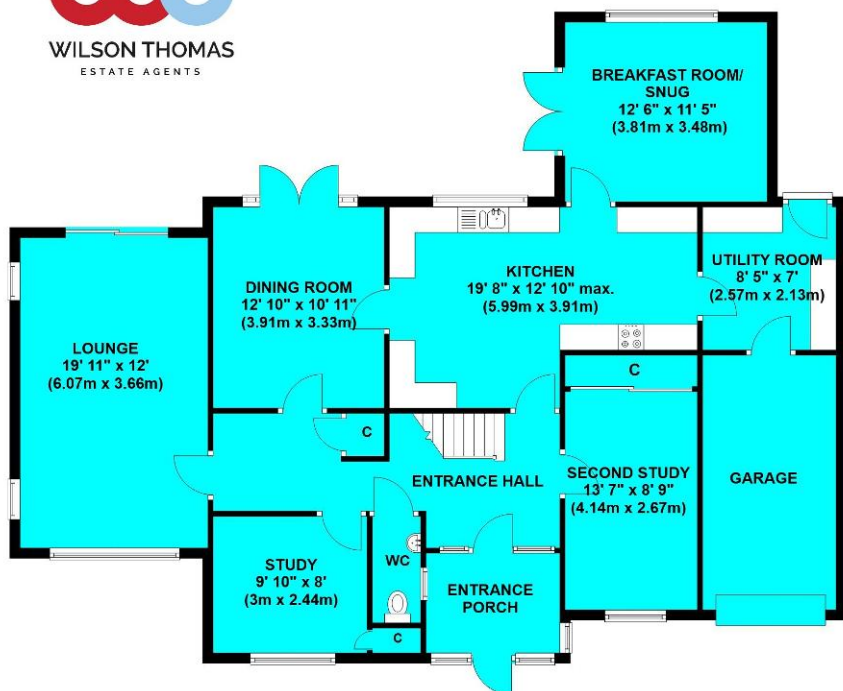
Situated in a quiet close within close proximity to Broadstone Golf Course is this generous family home with a good size level rear garden enjoying a sunny south westerly aspect. The property is situated within easy reach of popular schooling including the Grammar Schools and numerous amenities on Broadstone High Street.

An arched entrance porch leads to the reception hall where there is a cloakroom, living room, two studies, dining room, generous kitchen with utility, and from the kitchen there is a breakfast room or snug overlooking the rear garden. A galleried landing gives

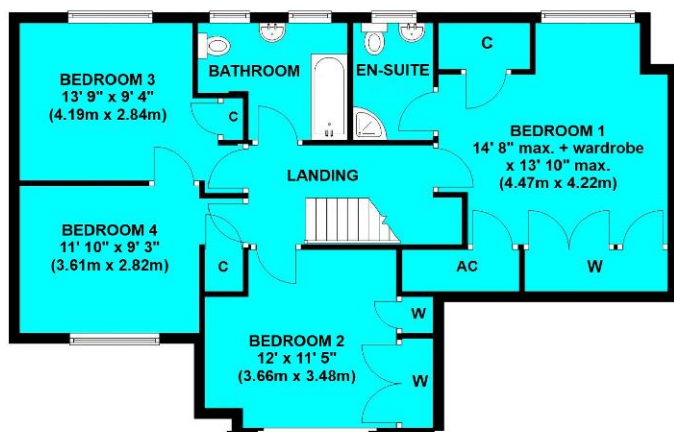
access to the four double bedrooms, all with fitted wardrobes and there is an en-suite shower room and family bathroom.

A double width driveway provides off road parking and leads to the integral garage and then the front garden has been laid to lawn and bordered by established hedgerows. The rear garden is of a very good size with a wide patio area extending to an area of lawn with well established borders stocked with numerous specimen shrubs and small trees.

Ground Floor
Approx. 136.6 sq. metres (1470.6 sq. feet)

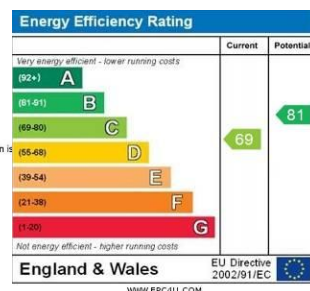


First Floor
Approx. 78.5 sq. metres (845.1 sq. feet)



Total area: approx. 215.1 sq. metres (2315.7 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 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.



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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