



15 Barry Gardens, Broadstone BH18 9EN

A beautifully presented, individual, five bedroom family home set in this highly regarded residential area, within walking distance of renowned local schools and Broadstone high street.

EPC: 72 Council Tax Band: D Price: £795,000 Freehold

 **5**  **3**  **2**





Key Features

- FIVE BEDROOMS
- THREE BATHROOMS
- KITCHEN/DINING ROOM
- EXCELLENT SITTING ROOM
- SEPARATE LIVING ROOM
- UTILITY ROOM
- INTEGRAL GARAGE
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION
- VIEWING RECOMMENDED

The Property

Upon arriving at the property one will immediately be impressed with the front view of this individual property. There is an overhang to the front providing a seated area, and from here access is made to the spacious reception hall which has the benefit of plenty of storage, together with a door to the rear garden. Double doors lead into an excellent living room, whilst across the hallway access is made to the kitchen/dining room which has French doors leading out to the front of the property. There is also a utility room. Of particular note is the hidden extra living room located to the rear of the property, being ideal for entertaining. To complete the picture on the

ground floor, one will find the third bedroom, together with a beautifully appointed bathroom. On the first floor of the main house, there are two double bedrooms, together with a large landing area incorporating space for a small office if needed, together with a beautifully appointed shower room. At the other end of the property, there are two further first floor bedrooms, together with a shower room. Externally there are beautifully maintained gardens, together with an extensive driveway. The gardens include a self-contained cabin, together with a children's area of play.



Total area: approx. 232.5 sq. metres (2502.6 sq. feet)

We have every attempt 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 operation or efficiency can be given. Plan produced using Planit.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	82		
A				
(81-91)				
B				
(69-80)				
C	72	82		
(55-68)				
D				
(39-54)	72	82		
E				
(21-38)				
F	72	82		
(1-20)				
G	72	82		
(1-20)				
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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