



**9 Fontmell Road, Broadstone,
Dorset, BH18 8NL**

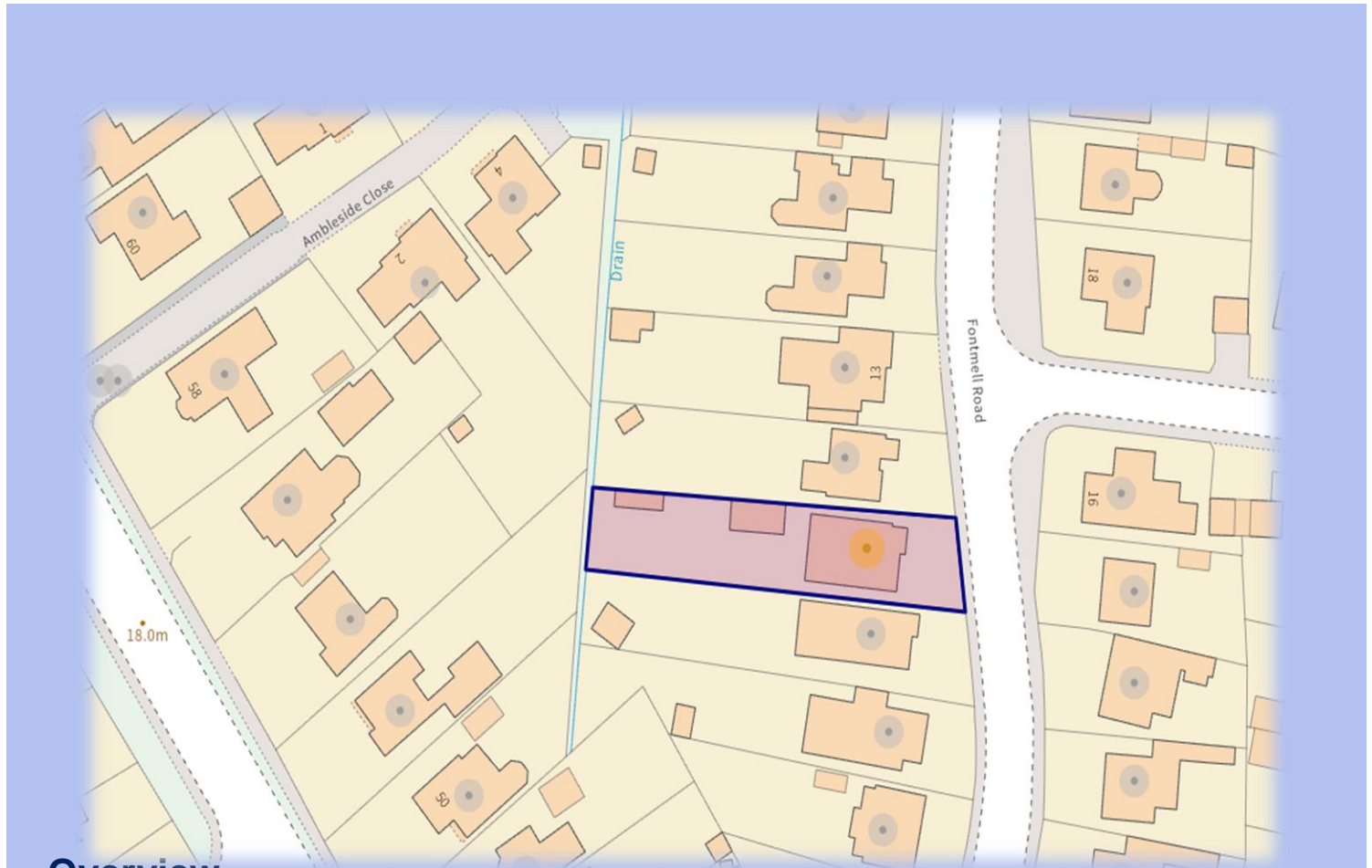
Summary of Features

- > Tastefully Remodelled and Extended
- > Quality Finish Throughout
- > Four Double Bedrooms all with Ensuite Facilities
- > Feature Open Plan Living with Bi-Folds to Garden
- > Outdoor Kitchen / Entertaining Space
- > Level Landscaped Garden
- > No Forward Chain

GUIDE PRICE

£825,000 - £850,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Overview

This bespoke home has been tastefully extended and renovated by the current owners, with thought given to creating a sophisticated home, with well-proportioned rooms, superb entertainment space and something to be proud of.

Internal viewing is absolutely recommended to appreciate all that is on offer both inside and out in the garden.

[CLICK HERE - to view full online VIDEO TOUR](#)



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Accommodation

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Stepping in from the covered entry you have the immediate feeling of space. There is a generous hallway, and double doors that open seamlessly into the living area, which gives the view through the home all the way to the garden. The living space is created with entertaining in mind, having an open plan kitchen with central island, space for large table and chairs, and a corner area dedicated to the sitting area with large media wall with space for tv, along with fitted electric fire. This room is complimented with bi-fold doors to blend the inside to the garden, ideal for the summer.

Kitchen itself is a range of eye and low level matching grey units. Integrated there is an AEG dishwasher, double eye level Zanussi ovens, four ring Bosch Induction hob with stainless steel extractor hood above and space for American style fridge/freezer. The central island has the sink with Quooker boiling water 3 in 1 tap. A utility room is located to the front of the home, which has space and plumbing for washing machine and tumble dryer along with sink. This offers handy space for coats / boots. This room has a radiator.

Completing the downstairs is a further cloakroom for visitors. Stairs with glass balustrade rise to the first floor, originally this was designed to be three bedrooms, however a change was made to create the wonderful master suite. This room therefore has two rear windows, and gives a very grand feel, with brick facing walls, and feature blue blue décor. Though was given to create flat panels for head rest, and inset tv. Finished with column radiator and sun tube for extra natural light. A walk in wardrobe area has been formed with hanging space - the ensuite has roll top bath, vanity fitted units having wash hand basin, toilet, and walk in shower.

Bedroom three is also to this level, again being a double room, storage fitted into the eaves, plus hanging space along with ensuite shower room. From here there is access to eaves storage. This room even has a laundry shoot built in to send clothes down to the utility room!

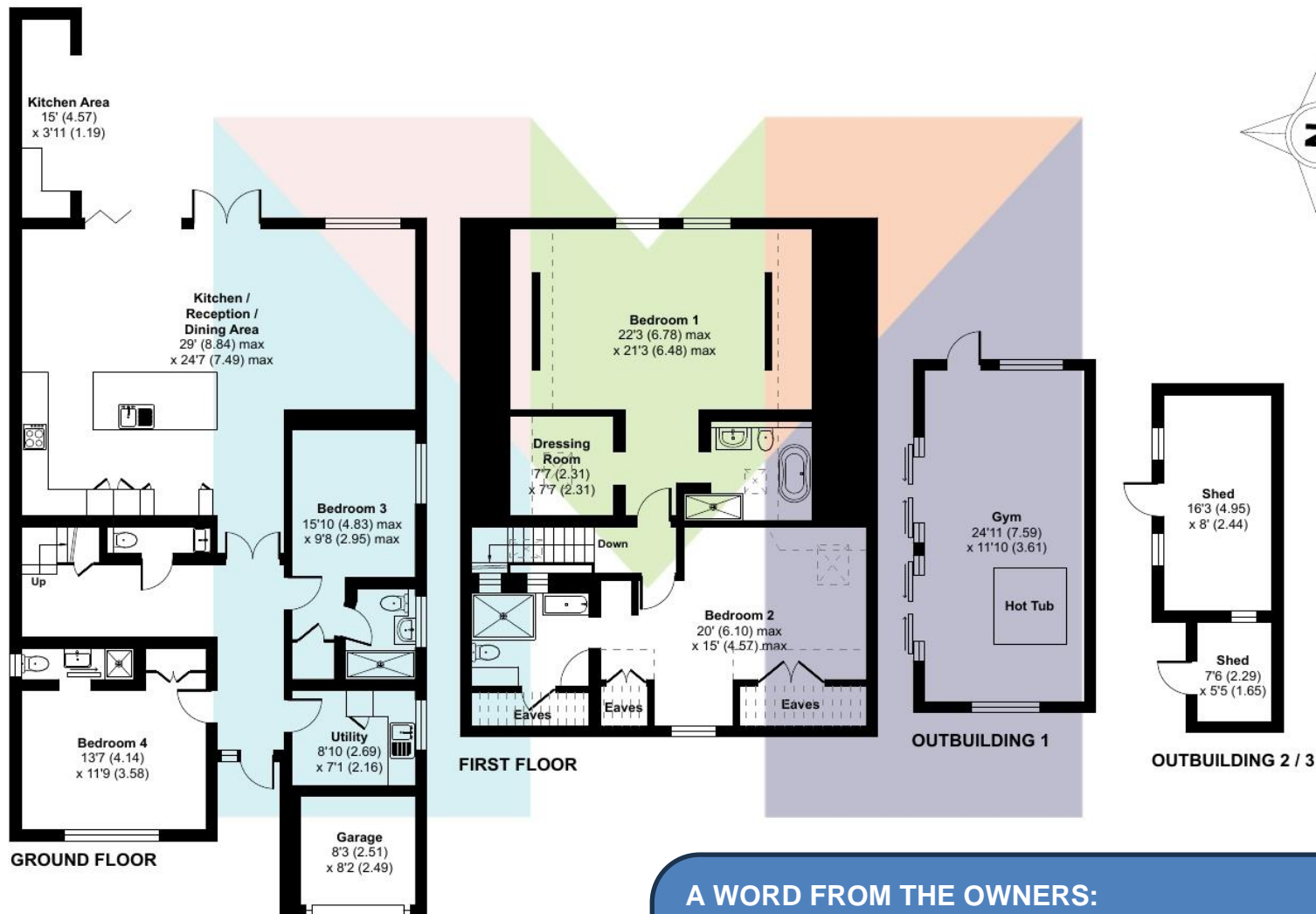
Outside and Gardens

The property is approached with block paved driveway. The level garden is of a westerly aspect. and is another amazing feature of this home. A substantial block paved area accessible from the kitchen/diner/family room with a undercover outdoor kitchen area with shelving and work surfaces, along with power. The remainder of the garden being predominately laid to lawn with flower and shrub borders. To the right hand side is a large timber multipurpose outbuilding, This has been used by the current owners as a gym and housing hot tub, however, could easily serve as home office.

The rear of the garden has a raised decking. again, with power points, with further timber storage sheds beyond.







Fontmell Road, Broadstone

Approximate Area = 1954 sq ft / 181.5 sq m

Limited Use Area(s) = 245 sq ft / 22.8 sq m

Garage = 69 sq ft / 6.4 sq m

Outbuilding = 468 sq ft / 43.5 sq m

Total = 2736 sq ft / 254.2 sq m

For identification only - Not to scale

A WORD FROM THE OWNERS:

Welcome into our beloved home in Broadstone, where every detail reflects our passion for modern living. From the carefully curated interiors to the thoughtfully landscaped garden, each aspect has been lovingly crafted to create a haven of comfort and style. We invite you to experience the joy of living in this exceptional space.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Meyers Estates. REF: 1080826



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MATERIAL INFORMATION FOR BUYERS

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Council Tax: Band D - £2,050.38 (BCP Council)

EPC Rating: C (73)

Services: All Mains Connected

Current Providers:

Gas and Electric - Octopus Energy

Water and Sewerage - Wessex Water

Boiler - Worcester Bosch (heating only) plus a pressurised indirect heating hot water cylinder

Underfloor Heating: Wet system, downstairs controlled by zones with individual thermostats on each room

Broadband: Virgin Media. SUPERFAST AVAILABLE

(<https://checker.ofcom.org.uk/>)

Mobile Coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=bh213lx&uprn=100040704759>

Parking: There is driveway parking with no restrictions to parking on this road

Property Age:: The property was extended and modernised with sign off being 2020.

