



12 Stonecrop Close, Broadstone, BH18 9WH



A spacious 4 bedroom, 2 reception room detached home with conservatory and double garage backing onto woodland situated in a popular and sought after location.

- 4 bedrooms
- 2 bath/shower rooms
- 2 reception rooms
- Conservatory
- Spacious kitchen/breakfast room
- Double garage
- Secluded garden backing onto woodland
- Cul-de-sac location
- Close to Upton Heath Nature Reserve
- Sought after school catchment

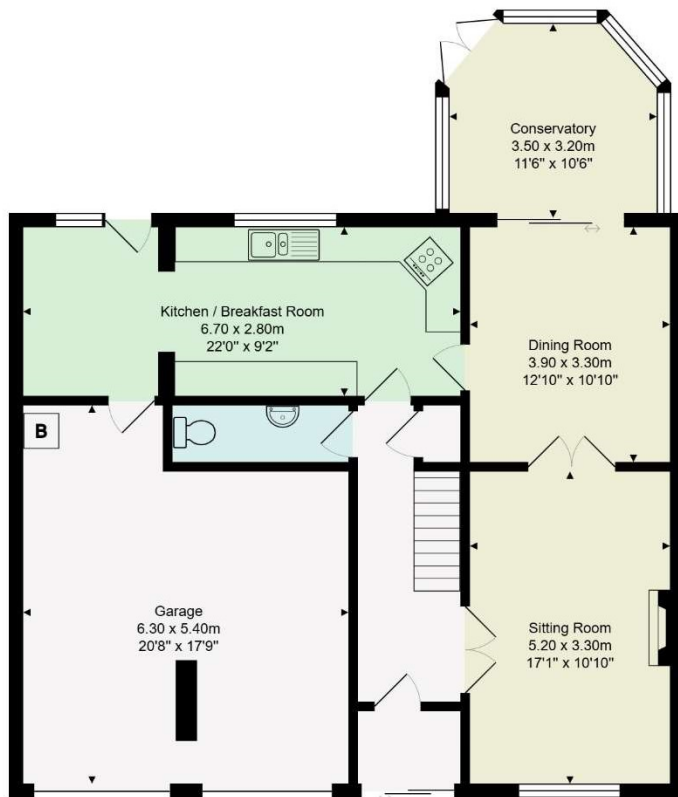
**ASKING PRICE:**

£585,000 Freehold

**EPC RATING:**

Band - C





## LOCATION

The property is situated in the desirable Pine Springs area of Broadstone which lies adjacent to Upton Heath nature reserve and the Castleman Trailway. The Trailway provides a footpath directly into Broadstone which is approx. 1 mile away. The village centre offers an excellent range of shops, amenities and sought after schooling.

## THE PROPERTY

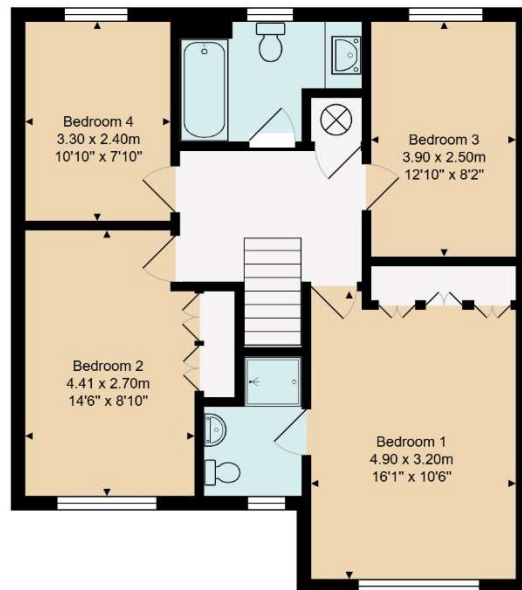
This spacious and well-maintained detached home enjoys an enviable position backing onto local woodland. The accommodation briefly comprises;

An entrance porch leads into the reception hall where stairs rise to the first floor with a fitted cupboard under. Double doors lead into the sitting room which has a feature fireplace. Further double doors lead into the separate dining room. Sliding patio doors give access to the conservatory which overlooks the rear garden.

The spacious kitchen/breakfast room has a good range of base and eye level units with fitted appliances including a double oven, gas hob and dishwasher with matching fascia units. There is space for a washing machine and fridge freezer. There is internal access to the garage where there is space for a tumble dryer.

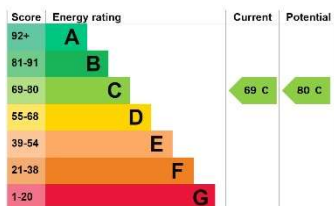
Upstairs on the first floor landing is an airing cupboard housing the hot water cylinder. Bedroom one has fitted wardrobes and an en-suite shower room. Bedroom two also has fitted wardrobes. Bedrooms three and four overlook the rear garden. The family bathroom has a three piece suite.

Outside there is a driveway parking, giving access to the double garage with twin up and over doors. The gardens are a particular feature. The front gardens are laid to lawn with mature planted borders. The rear garden enjoys a good degree of seclusion, laid mainly to lawn with mature and well stocked planted borders. There is a side garden ideal for a vegetable plot. There is a summer house, pergola and shed.



## ADDITIONAL INFORMATION

Council tax – F



All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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