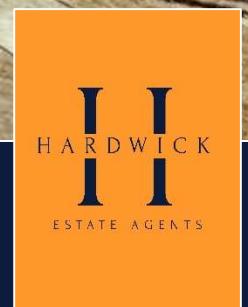




78 Abbotsbury Road, Broadstone, BH18 9DD





A beautifully appointed detached, split level home with four double bedrooms, an impressive open plan kitchen/living area and a large sitting/media room, all set on a generous secluded plot.

- Impressive kitchen/dining room
- Extensively re-modelled and renovated
- 4 double bedrooms, 2 bathrooms
- Large lounge/media room with 7m bi-fold doors
- New laminate flooring throughout
- Luxury kitchen and open plan living/dining area
- All appliances and cupboards are included
- Generous plot with a rear garden over 100ft
- Detached garden lodge
- Parking for up to 6 vehicles
- Close to sought after schooling
- NO ONWARD CHAIN

### **GUIDE PRICE:**

£700,000 - £730,000 (Freehold)

### **EPC RATING:**

Band – D (subject to re-assessment)









This detached, unique home has been extensively renovated, extended and improved in recent years.

Somewhat understated to the front this surprisingly spacious home offers versatile accommodation that would be ideal for a range of buyers including families, possibly with multiple-generations or a downsizer searching for a modern 'turn key' home with a generous garden to enjoy.

Almost entirely re-designed and re-built, the property benefits from numerous features including replacement heating system, insulation, electrics (latest BS standard), all plumbing and drainage, and future proofed with CAT 6 wiring throughout providing ultra-fast networking for study or home working, and/or connecting smart TVs. All heating, hot water, alarm/camera systems can be controlled and monitored manually, or remotely by smart devices.

It is set on a generous plot of approximately 0.17 acres along a quiet, sought after residential road. There are a number of popular and high-rated schools close by including Springdale First and Corfe Hills, as well as being in the catchment for Broadstone Middle School and both local grammar schools.

Broadstone village centre is less than a mile away offering a wide range of shops, restaurants, amenities and a sports centre.

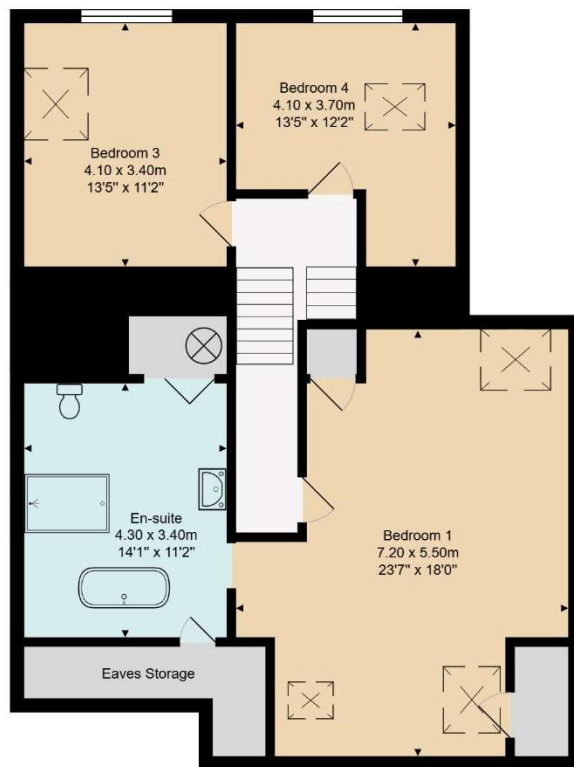
In brief, the accommodation comprises;

An entrance porch leads to the hallway which in turn leads to the open plan kitchen and dining area. With large double aspect windows, and glazed door to the rear garden, this bright, versatile room offers a generous range of base and eye level units, with a matching breakfast bar island with quartz work tops. There are a range of fitted appliances including an induction hob, oven, microwave combi-oven, warming drawer, dishwasher, washing machine, tumbler dryer and water softener, together with a large American fridge/freezer with ice/chill water facility.

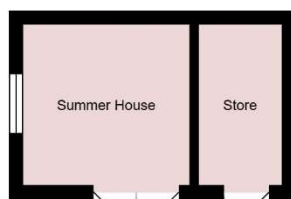




Ground Floor



First Floor



Detached Garden Lodge

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.

Also on this level is a double bedroom, a large family bathroom with a four-piece suite, plus a separate guest cloakroom. A half-set of solid wood steps lead down to the very spacious sitting room with central-opening bi-folding doors leading out to the garden decking, and this room enjoys zoned underfloor heating. The multi-fuel burner has an integrated back boiler that also generates hot water as well as providing a very cosy fireside feature.

A large network-cabled media wall has been built into this room, providing a 4k cinematic-scale visual and audio experience; the equipment being included in the sale.

On the first floor are two light and spacious double bedrooms overlooking the rear garden, both with additional Velux light intake. Moving to the upper floor is the very large main bedroom with access to eaves storage. The large en-suite is a particular feature with a modern four-piece suite including a wc, wash basin, large shower and separate standing bath.

To the outside front, there is ample driveway parking for up to 6 cars. The driveway carries on along the side of the property. Adjoining the lounge bi-folds is a raised, composite deck terrace with glazed screening overlooking the garden. A separate timber summer house, with power and light, is ideal as a home office, and for storage. There is also a large undercroft storage space beneath this, ideal for garden or children's play equipment.

The garden has been landscaped to a tiered design, and is a further feature with gentle terracing leading down the garden with areas of lawn, patio and planted borders, including some exceptional Japanese Acers. The second tier patio has a BBQ area, complete with water supply and power. The bottom of the garden includes a wild flower border and raised beds for flowers or home-grown produce. A green house (with light, power and water supply), completes the utility side of the garden, complete with potting bench and shelving.

The final garden feature is a separate patioed firepit area, complete with log store.

**Council tax band - E**





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

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