



26 Lancaster Drive, Broadstone, Dorset, BH18 9EL





A beautifully presented, 4/5 bedroom detached chalet style home offering spacious and versatile accommodation situated in a desirable location.

- Spacious detached home
- Reception hall
- Modern kitchen and utility room
- Garden/dining room
- Large, covered outdoor living area
- Family room/5<sup>th</sup> bedroom
- Main bedroom with en-suite and walk-in wardrobe
- Secluded garden
- Driveway and garage
- Close to schooling
- Gas fired central heating

## ASKING PRICE:

£725,000 (Freehold)

## EPC RATING:

Band - C









## Location

The property is in a desirable location situated along Lancaster Drive. Broadstone village centre is a little over ½ a mile away providing a good range of shops and amenities. It is also in sought after school catchment with Corfe Hills located close by.

## Property Description

The property is a detached chalet style home offering bright, spacious and well presented accommodation. The flexible layout offers great versatility and features a large outdoor living area.

The accommodation briefly comprises a spacious entrance hall with stairs rising to the first floor. The sitting room has a bay window to the front aspect enjoying an elevated outlook. There is a separate family room/ fifth bedroom.

The modern kitchen offers a good range of base and eye level units with marble effect worktops, a ceramic sink, plus a fitted dishwasher and a range cooker with canopy over. The separate utility room provides further storage and space and plumbing for a washing machine and tumble dryer. Along the rear of the property is a garden/dining room with floor to ceiling windows and a sliding patio door gives access to the outdoor living space.

Furthermore, on the ground floor is the fourth bedroom, cloakroom with WC and wash basin.

Upstairs is a large landing. The main bedroom is particularly spacious and includes a walk-in wardrobe and en suite shower room. Bedrooms 2 and 3 both include built in wardrobes and a dressing table. The main family bathroom has a four piece suite.

## Outside

There is driveway parking leading to the integral garage with an electric rolling door.

The front garden is laid to lawn with planted borders and a side path and gate lead to the rear garden.

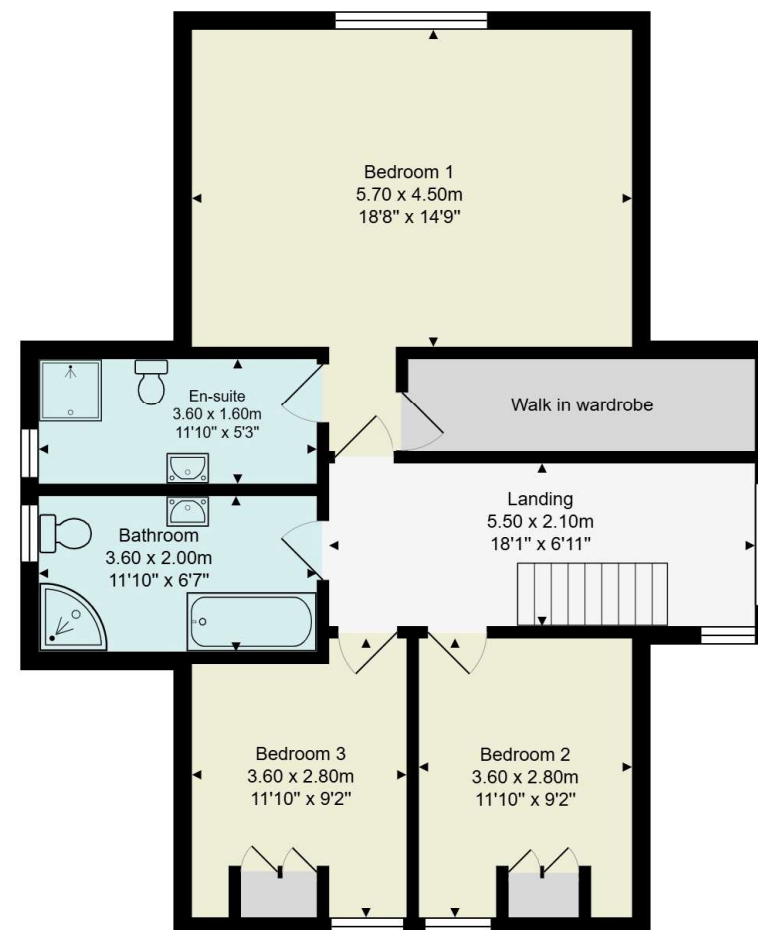
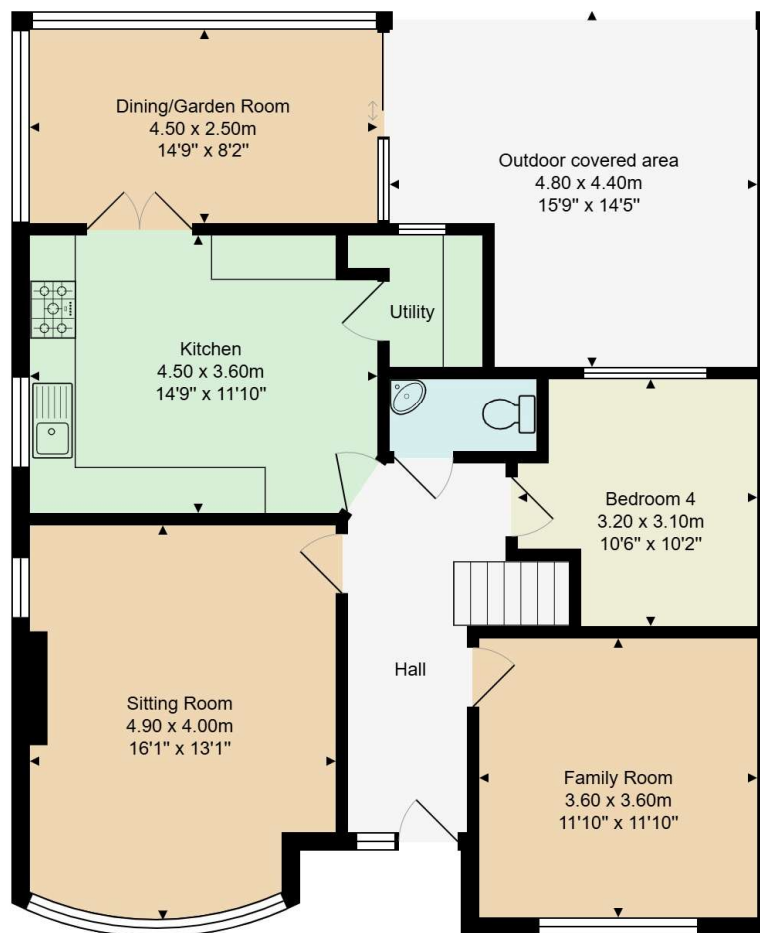
The rear garden enjoys a good degree of seclusion bound by mature planted borders. The garden is laid mainly to lawn. There is a timber summer house with power and light set adjacent to a raised deck.

## Additional Information

Council tax band: E

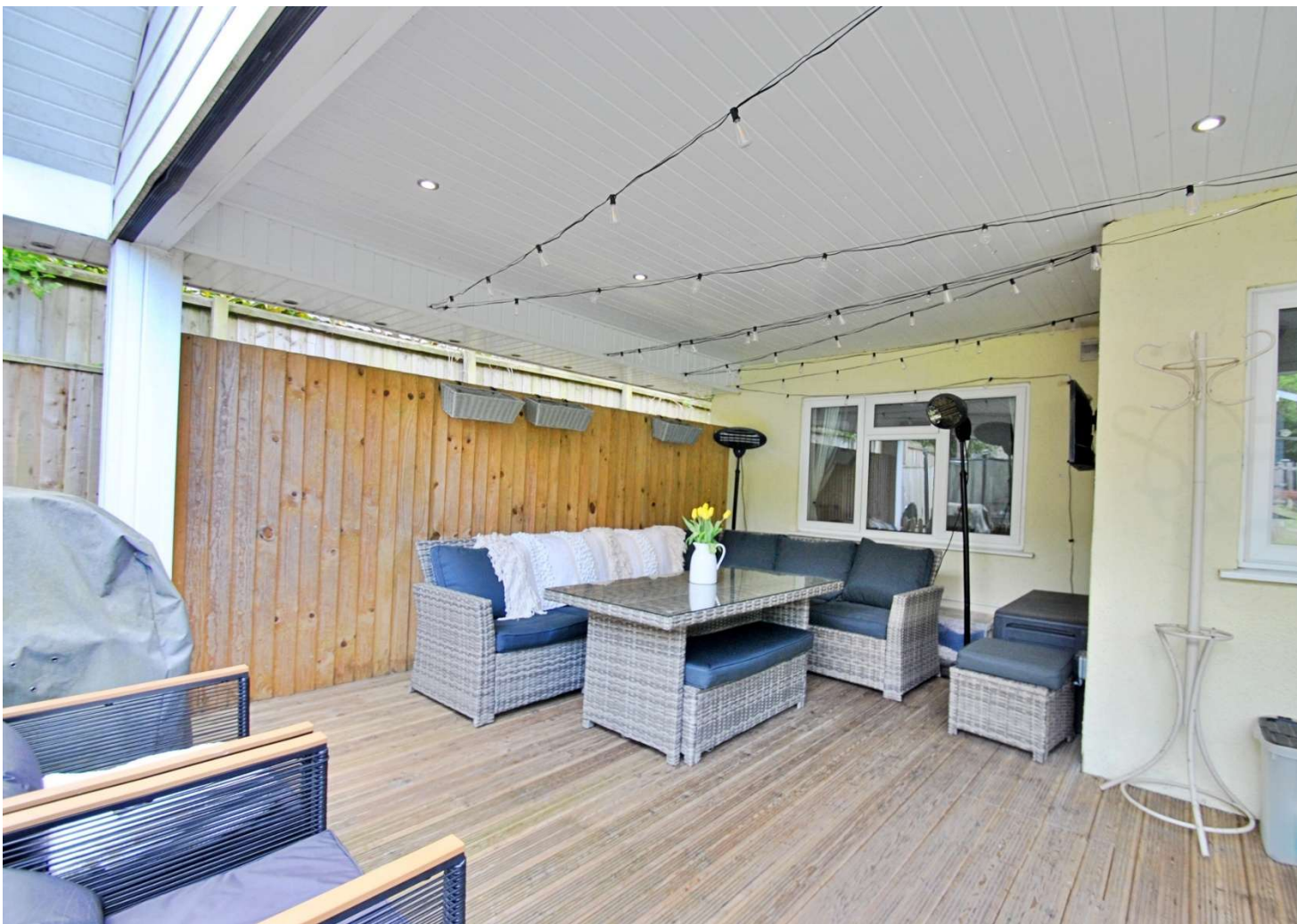


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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

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