



58 Wentworth Drive  
Broadstone, BH18 8EG

**H**  
HARDWICK  
**H**  
ESTATE AGENTS



A spacious and well presented 4 bedroom, 2 reception room detached house with a detached garage situated adjacent to Broadstone Golf Club.

- Open plan reception hall and dining room
- Spacious sitting room
- Large conservatory
- Kitchen
- 4 bedrooms
- En-suite bathroom and family shower room
- Detached garage
- Steel frame carport with gated drive
- Low maintenance, secluded garden
- Short level walk into Broadstone
- Double glazed and GFCH

### **ASKING PRICE:**

£585,000 (Freehold)

### **EPC RATING:**

Band - tbc











## Location

The property is located at the end of Wentworth Drive lying adjacent to Broadstone Golf Club and the Castleman Trailway. The high street, known locally as the Broadway is a short level walk away. Broadstone has a thriving town centre offering a good range of independent shops and amenities together with national chains including an M&S Foodhall, Tesco and Costa. The house is also within easy reach of a number of local schools including Broadstone first and middle.

## Property Description

The property is a well maintained and presented detached house. The accommodation includes an open plan reception hall and dining room. From the hall stairs rise to the first floor with a large cupboard under. There is a separate, spacious sitting room with a feature fire place.

The large conservatory overlooks the rear garden and has a range of built in units housing a water softener.

The kitchen is well equipped offering a range of base and eye level units with a fitted oven, hob and fridge freezer. There is space for a dishwasher and washing machine.

Upstairs there are 4 bedrooms, on the landing is an airing cupboard housing the boiler and hot tank. Bedroom 1 includes a range of fitted furniture together with an en-suite bathroom with a white three piece suite. The family shower room has a large double shower.

## Outside

To the rear of the property is gated access leading to the driveway and the steel framed carport. There is also a single detached garage (5.7m x 2.5m) with power, light and a personnel door to the garden.

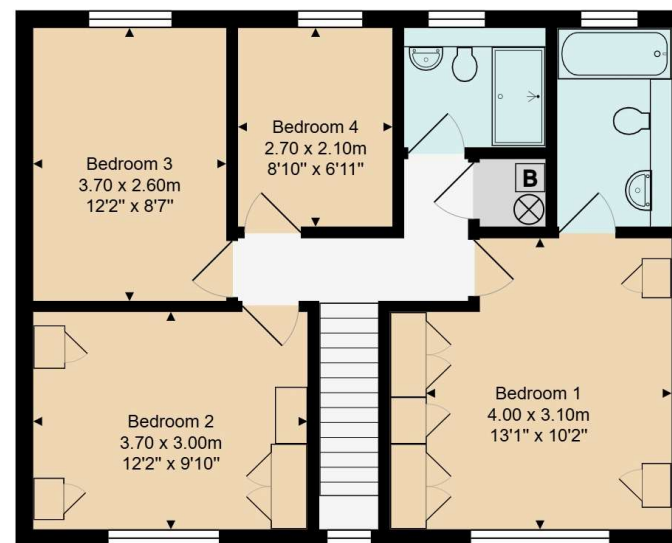
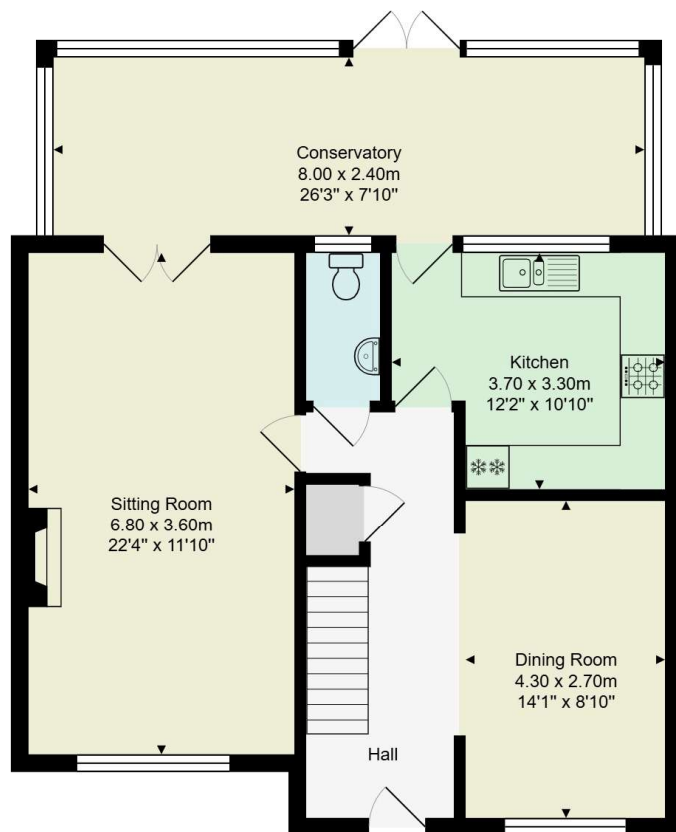
The front garden is laid to shingle and bound by mature planted borders giving good seclusion. The rear garden also enjoys a good degree of seclusion bound by fencing and planted borders. The garden is laid mainly to paving offering low maintenance.

## Additional Information

Council tax band: E







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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