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**Broadstone
Dorset, BH18 9JQ**

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FREEHOLD PRICE: £700,000

A deceptively spacious double extended chalet home with five double bedrooms, two bathrooms, an open plan kitchen/dining/living room with bifold doors opening onto the patio and detached garage. The property has eight solar panels and a solar water heater and is within walking distance of Upton Heath set in a cul-de-sac location. First time on the market for 49 years!

- Entrance porch with tiled floor and space for coats and shoes
- Generous entrance hall with engineered oak flooring
- 'U' shaped open plan kitchen/dining/living room is a particular feature, the kitchen has a range of high gloss cream units with complementary worktops, Range cooker (to be negotiated) with extractor hood over, integrated dishwasher and space for fridge freezer. The dining area has bifold doors opening onto the patio
- Twin aspect sitting room with feature fireplace and gas fire
- Ground floor cloakroom with wash hand basin and WC
- Three double bedrooms on the ground floor, two with dual aspects, one with fitted wardrobes and an en suite shower room with corner shower cubicle, wash hand basin set in a vanity unit and WC
- First floor landing with velux window and access to storage cupboards
- Two double bedrooms both on the first floor both with dual aspect, eaves access and space for wardrobes
- Family bathroom with 'P' shaped bath and shower over, wash hand basin set into fitted furniture and WC
- Detached garage with pitched roof which is boarded with storage and utility area at the rear. Ample off road parking
- Outside: Front garden currently used as vegetable plot and landscaped rear garden with large patio, both with outside lighting as well as security lighting, then lawn area with back drop of trees (with TPO's) and garden shed

This attractive property is set within a mile from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: E EPC RATING: C

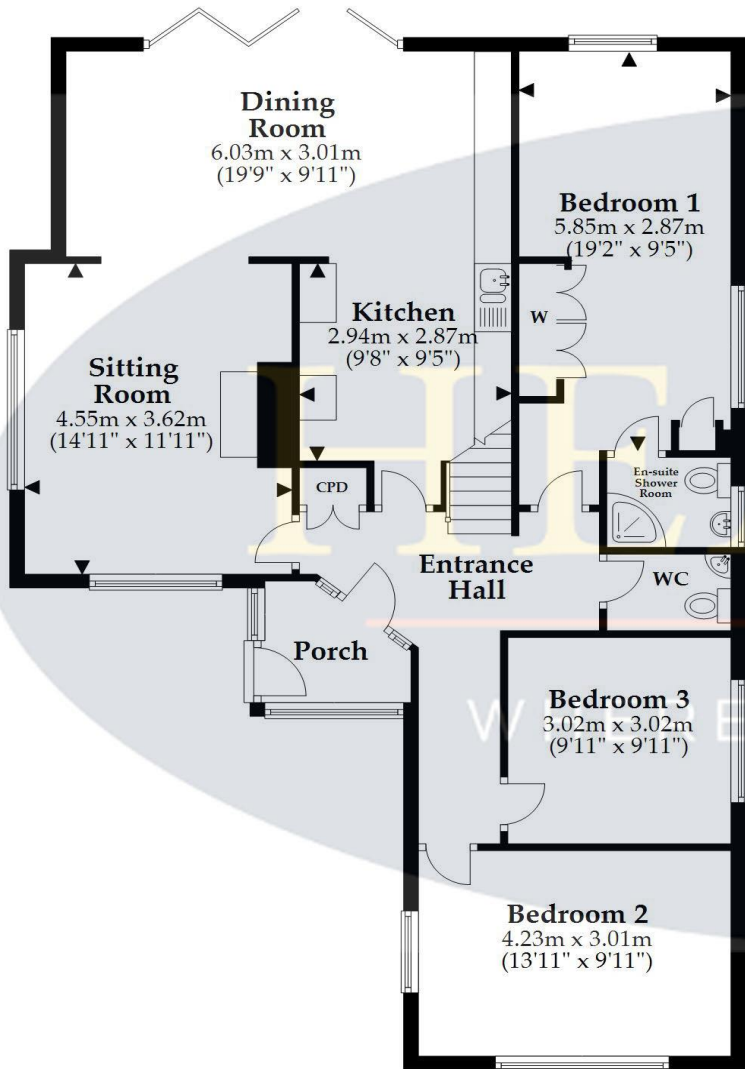
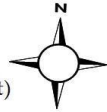
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





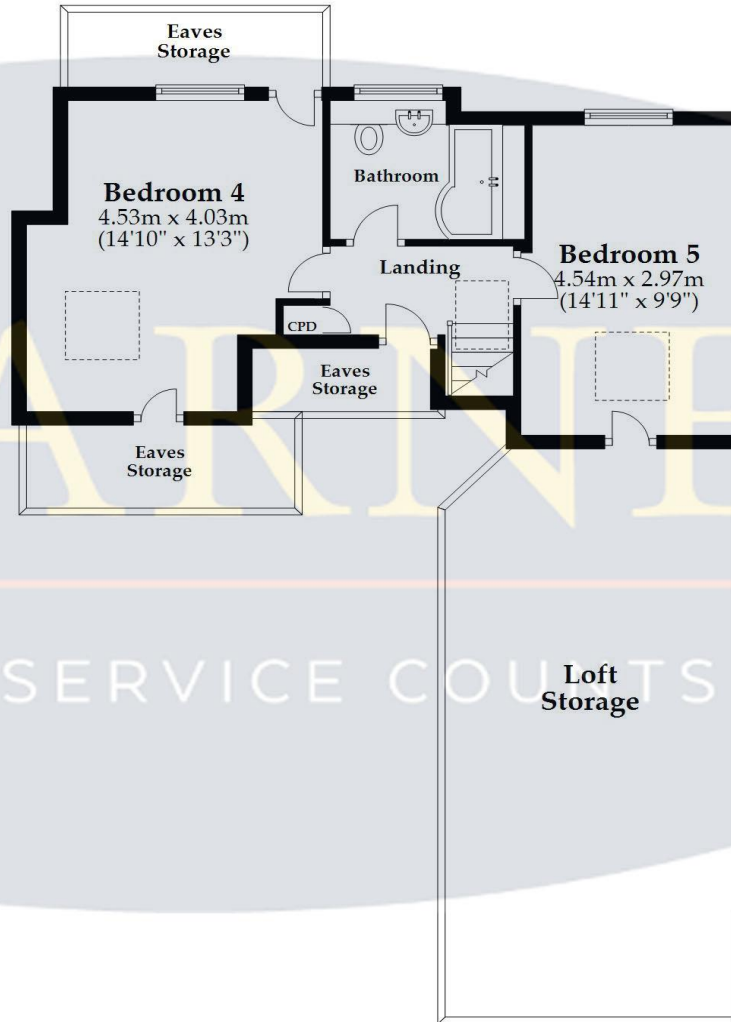
Ground Floor

Approx. 105.3 sq. metres (1133.5 sq. feet)



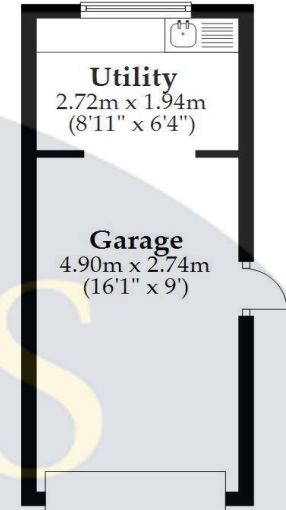
First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Outbuilding

Approx. 19.0 sq. metres (204.3 sq. feet)



Total area: approx. 163.7 sq. metres (1762.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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