

37a Northbrook Road  
Broadstone BH18 8HD

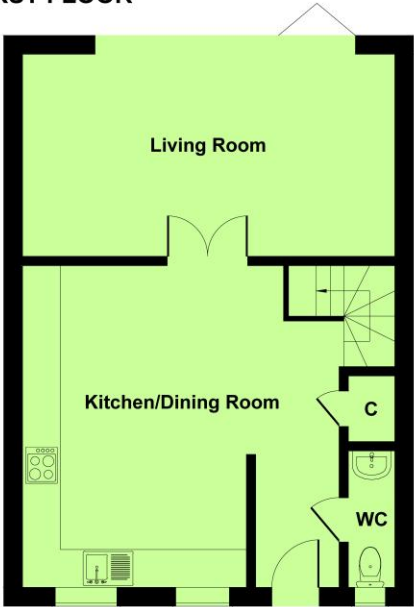
Offers in Excess of **£440,000** Freehold



A BEAUTIFULLY PRESENTED, BRIGHT AND SPACIOUS  
THREE BEDROOM DETACHED FAMILY HOME BUILT TO  
A HIGH SPECIFICATION AND SET IN A QUIET AND  
DESIRABLE LOCATION, BENEFITTING UNDERFLOOR  
HEATING AND DRIVEWAY.



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



**\* ENTRANCE HALLWAY**

**\* DOWNSTAIRS CLOAKROOM 6' X 3'4" (1.82m x 1.03m)**

**\* LIVING ROOM 19' X 10'1" (5.79m x 3.07m)**

**\* KITCHEN/DINING ROOM 16'4" X 15'1" (MAXIMUM) (4.99m x 4.6m)**

**\* STAIRS RISING TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 15'3" X 10'2" (MAXIMUM) (4.66m x 3.08m)**

**\* BEDROOM TWO 12'3" X 11'2" (3.74m x 3.41m)**

**\* BEDROOM THREE 9'2" X 9'3" (2.8m x 2.83m)**

**FAMILY BATHROOM 6'3" X 5'7" (1.92m x 1.73m)**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* REAR GARDEN**

**\* GAS FIRED CENTRAL HEATING WITH UNDERFLOOR HEATING TO THE  
GROUND FLOOR**







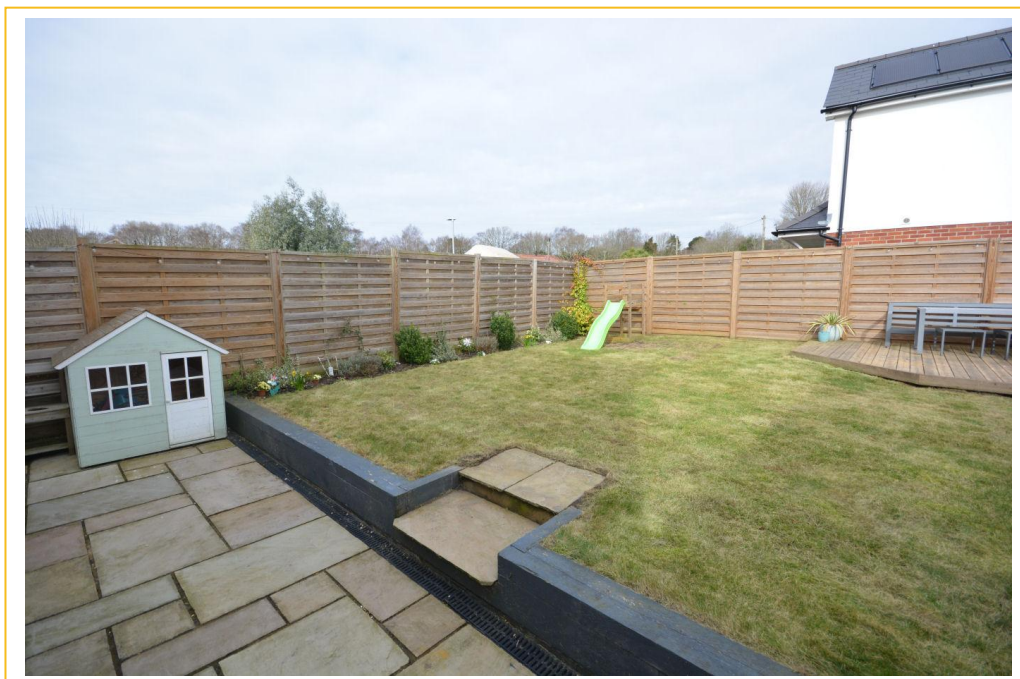


**ABOUT THIS PROPERTY**

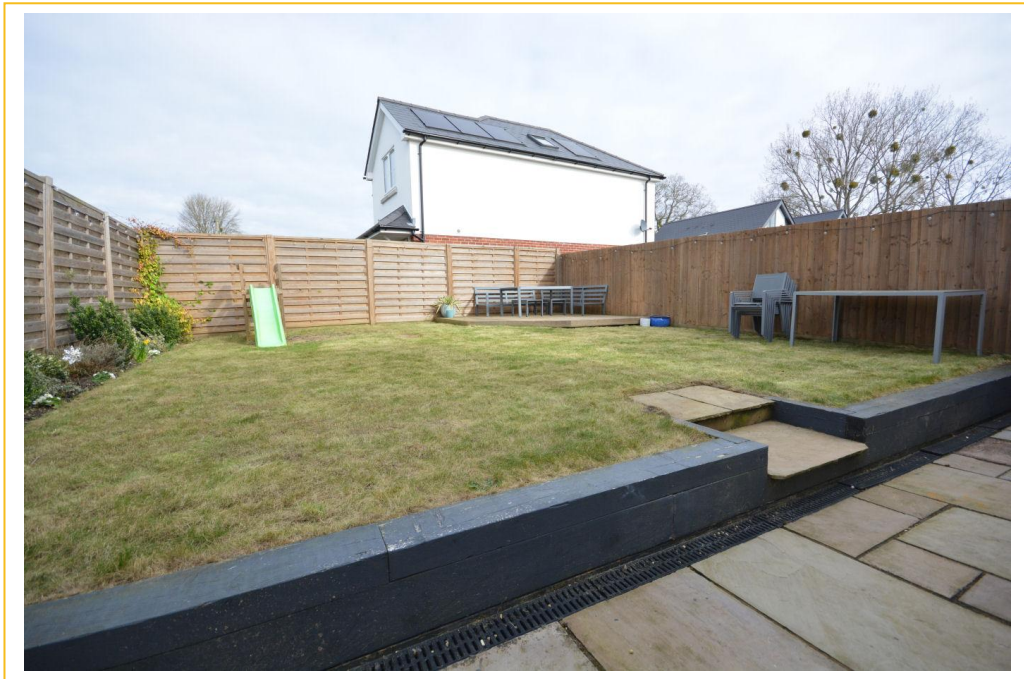
Front door leads to the entrance hallway which has access to the downstairs cloakroom comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, feature tiling and fitted mirror. The spacious kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, integrated appliances to include oven, microwave, fridge/freezer, dishwasher and four ring burner induction hob with extractor fan above, one and a half bowl single drainer sink unit with mixer tap, cupboard housing the 'Vaillant' gas fired central heating boiler, 'Quartz' worktops, cupboard housing the washing machine, further understairs storage cupboard and double opening glazed doors to the living room which has feature bi fold doors leading out to the rear garden and Luxury Vinyl Tiled flooring. There is underfloor heating to the ground floor.

A return staircase leads from the spacious kitchen/dining room to the first floor landing which has access to loft space. Bedroom one is to the rear of the property. Bedrooms two and three are to the front of the property with built in cupboard to bedroom two. The family bathroom comprises low level flush WC, wash hand basin with vanity unit, mixer tap and fitted mirror above, bath with fitted shower above and shower screen and wall mounted heated towel rail.

Outside, the front of the property is laid to block paving providing off road parking. The rear garden is predominantly laid to lawn with paved patio area and raised decking area.







**DIRECTIONS:**

From The Broadway proceed down York Road taking the first turning right into Northbrook Road.

**COUNCIL TAX:** Band E      BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band B

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1961**