

31 Dogwood Road  
Broadstone BH18 9PA

Price **£585,000** Freehold



AN IMMACULATELY PRESENTED FOUR  
BEDROOM DETACHED FAMILY HOME  
BACKING ON TO THE NATURE RESERVE  
AND SET IN A VERY QUIET CUL-DE-SAC  
LOCATION.



Total area: approx. 150.8 sq. metres (1623.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.

**\* ENTRANCE HALLWAY**

**\* GROUND FLOOR CLOAKROOM 6'3" x 3'1" (1.92m x 0.94m)**

**\* SITTING ROOM 17'5" x 11'9" (5.33m x 3.62m)**

**\* DINING ROOM 10'8" x 9'9" (3.29m x 3.01m)**

**\* KITCHEN/BREAKFAST ROOM 10'8" x 10'8" (3.29m x 3.29m)**

**\* UTILITY ROOM 10'8" x 5'8" (3.29m x 1.76m)**

**\* STAIRS RISING TO FIRST FLOOR**

**\* BEDROOM ONE 11'5" x 9'4" TO WARDROBE FRONTS (3.5m x 2.86m)**

**\* EN SUITE SHOWER ROOM 5'6" x 4'6" (1.7m x 1.4m)**

**\* BEDROOM TWO 11'3" x 10'9" (3.44m x 3.32m)**

**\* BEDROOM THREE 8'4" x 7'4" (2.56m x 2.25m)**

**\* BEDROOM FOUR 7'9" x 7'4" (2.4m x 2.25m)**

**\* FAMILY BATHROOM 6'8" x 5'7" (2.07m x 1.73m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING AND DOUBLE GARAGE**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**











**ABOUT THIS PROPERTY**

UPVC obscure glazed front door to the entrance hallway where there is an understairs storage cupboard. Ground floor cloakroom with low level flush WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath and wall mounted heated towel rail. The sitting room has feature gas fire, window to the front aspect and archway through to the dining room with double opening doors to the rear garden. From the dining room, there is access to the modern fitted kitchen which has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated oven and four ring burner gas hob with extractor fan above and integrated dishwasher. The utility room also has a range of storage cupboards, single bowl single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, space and plumbing for washing machine and door to the rear garden and door to the double garage.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and window to the side aspect and built in airing cupboard with slatted shelving. Bedroom one has a range of built in bedroom furniture. The en suite shower room comprises low level flush WC, pedestal wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower and wall mounted heated towel rail. There are three further bedrooms with bedroom two affording glimpses towards the Purbecks. The family bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, panel enclosed bath with mixer tap and shower attachment and wall mounted heated towel rail.

The front of the property is mainly laid to tarmac driveway providing off road parking and in turn leading to the double garage which has ample storage, obscure glazed window to the side aspect, door to the rear garden and wall mounted 'Worcester' gas fired central heating boiler. There are also shrub and herbaceous to the front. The rear garden is mainly laid to lawn with paved patio area and attractive landscaped rockery.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout taking the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout turn right into Pinesprings Drive. Take the second turning on the left into Sundew Road and at the T-junction turn left into Dogwood Road and the property will be found in the first cul-de-sac on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band D

**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: R1993**