



65 Twin Oaks Close, Broadstone BH18 8JE

We are delighted to present to the market a beautifully appointed, spacious, three bedroom family home with many outstanding features, quietly situated on this ever sought after development within walking distance of Broadstone high street.

EPC: 66 Council Tax Band: E Price: £475,000 Freehold

 **3**  **2**  **1**





Key Features

- THREE BEDROOMS
- LIVING ROOM WITH SHUTTER BLINDS
- KITCHEN/DINING ROOM
- SUPERB MASTER BEDROOM WITH BEAUTIFULLY APPOINTED EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING
- GARAGE
- GOOD SIZE LANDSCAPED GARDEN
- PRIME LOCATION
- MUST BE VIEWED

The Property

From the entrance porch, a composite front door leads into the hallway, where one will find a well appointed cloakroom on your right hand side. Across the hall, there is an excellent living room with herringbone oak flooring and wide bay window containing professionally installed plantation shutter blinds. There is a feature fireplace with electric fire. The spacious kitchen/dining room spans across the back of the house. The kitchen is well fitted with some appliances, whilst the dining room enjoys a high degree of natural light afforded by sliding double glazed patio door leading out to the terrace.

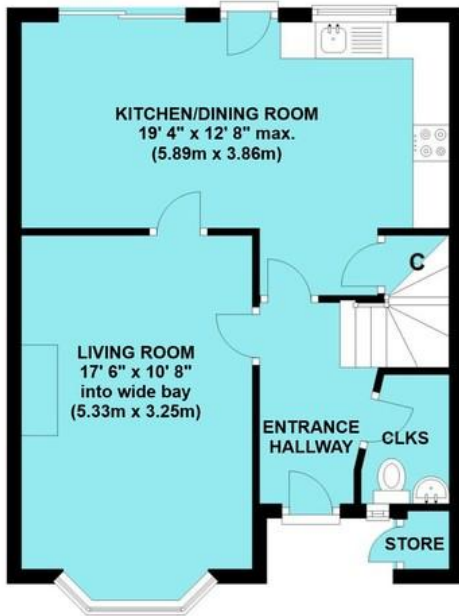
An easy tread staircase leads to the bright and airy first floor landing which in turn continues to the master bedroom suite at the front of the house. Good size bedroom with built in double wardrobe and a stunning en-suite shower room being fully tiled and having an oversize shower with rain shower

above. Two further bedrooms and a fully tiled family bathroom complete the picture on the first floor. Open plan front garden with extensive driveway leading alongside the property to a garage with up and over door and personal side door to the larger than average landscaped rear garden, featuring an extensive patio/entertaining area, further patio area suitable for bench if required. Feature pergola which has sun all day with porcelain patio ideally located for evening sun. Space for cabin/home office if needed. Outside tap.

A beautifully appointed, comfortable family home presented in show home order throughout. Numerous features including oak internal doors, Hive controlled heating, power showers controlled by pressurised system and useful pitched roof space within garage.

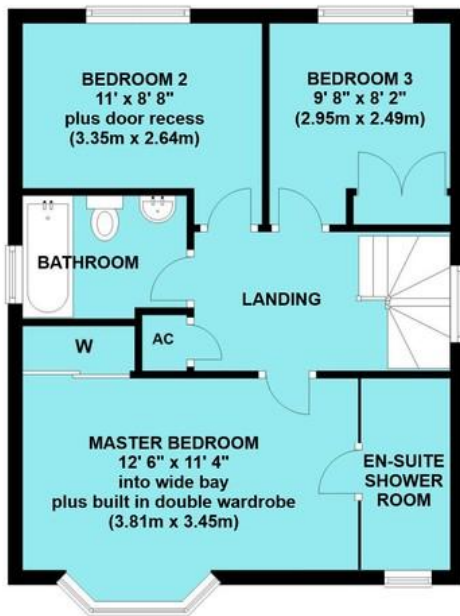
Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Total area: approx. 87.7 sq. metres (944.1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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