



12 Clarendon Close, Broadstone BH18 9HR

A well-presented four bedroom detached family home situated in the heart of Broadstone and enjoying a superb kitchen/family room overlooking the rear garden.

EPC: 69 Council Tax Band: E Price: £625,000

 **4**
 **2**
 **2**





Key Features

- FOUR BEDROOMS
- TWO BATHROOMS
- GENEROUS LIVING ROOM
- SUPERB KITCHEN/FAMILY ROOM
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- HOME OFFICE/SALON
- CONTEMPORARY GARDEN ROOM
- BLOCK PAVED DRIVEWAY
- MOMENTS WALK TO VILLAGE CENTRE

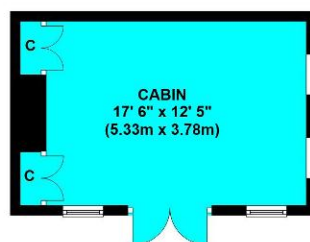
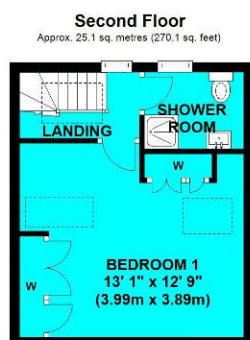
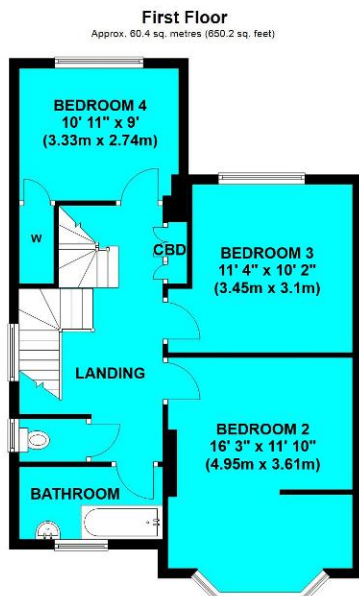
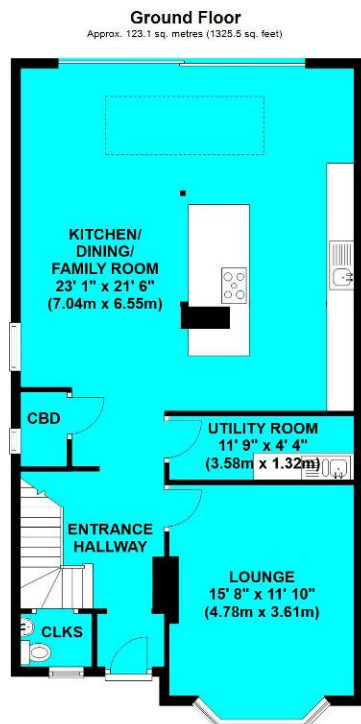
The Property

Situated in a long established residential close within just a moments' walk of the bustling high street and popular schooling, is this four-bedroom detached family home.

To the front of the property a generous block paved driveway provides ample off-road parking and the composite front door opens to an open plan hallway extending into what is a particular feature of the property, a superb kitchen/dining/family room with large sliding doors opening to the rear garden. Also located on the ground floor is a sitting room, utility room and ground floor cloakroom.

A staircase leads to a good size first floor landing where there are three bedrooms and a family bathroom and then a second staircase leads to the main bedroom and a shower room.

The original garage has been converted to provide a home office/salon and directly to the rear of the house is a composite deck area which steps down to an area of lawn with established borders, and to the rear of the garden there is a substantial garden room which has been fully plastered and has power and light and heating.



Total area: approx. 245.0 sq. metres (2636.7 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 and 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		
69-80	C	69 C	74 C
55-68	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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