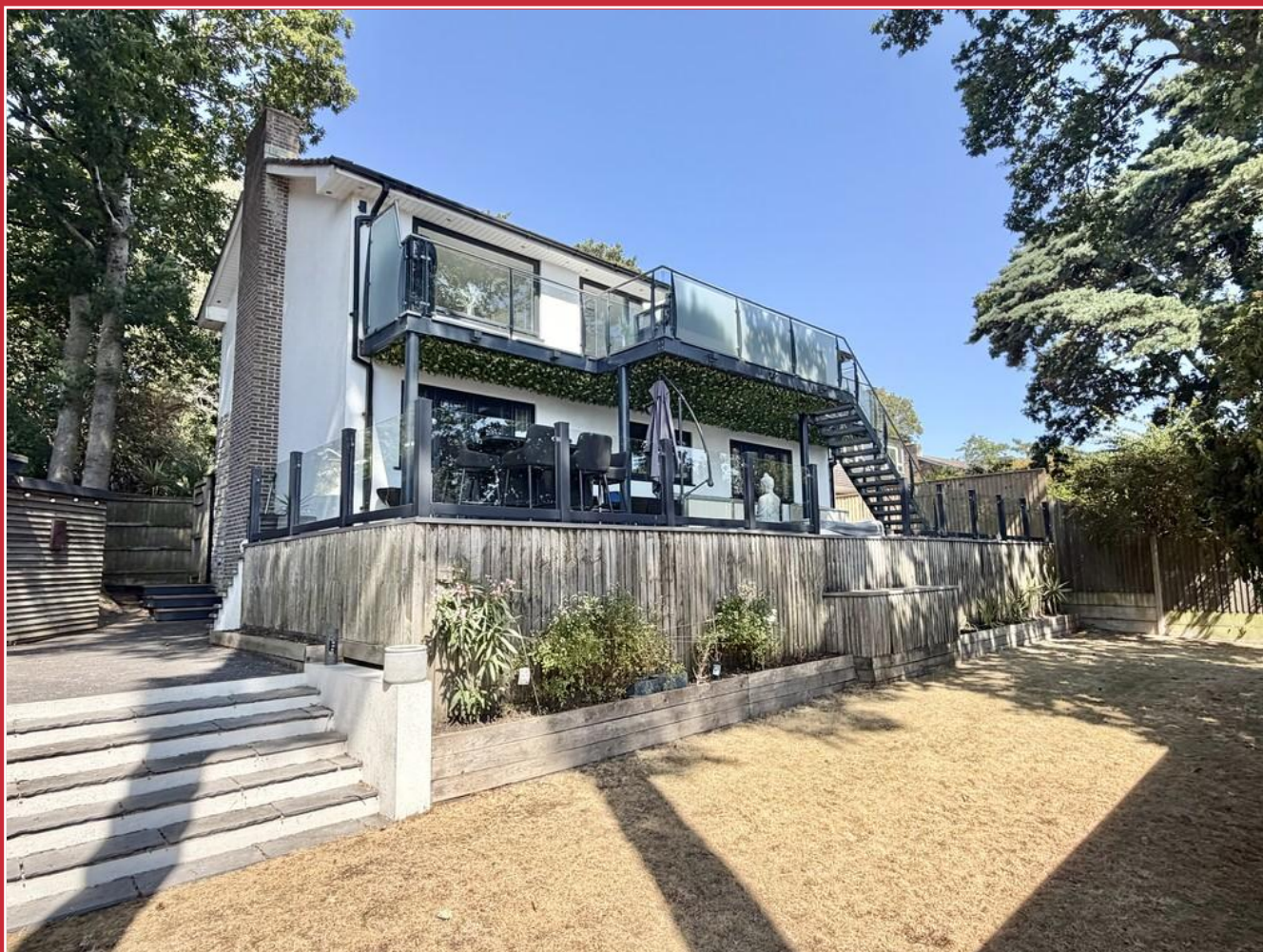


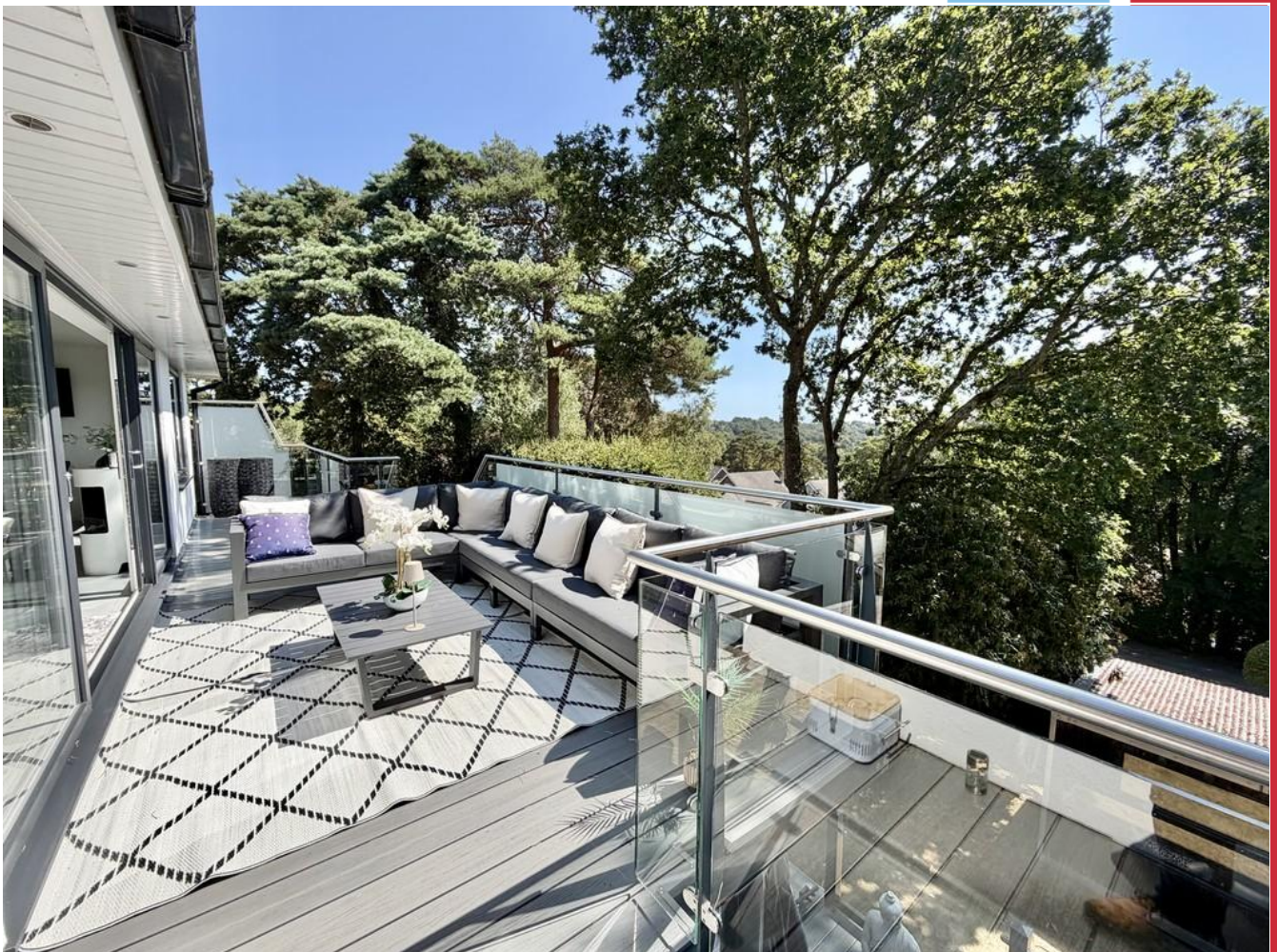


34 Widworthy Drive, Broadstone BH18 9BD

A unique four bedroom family home, situated in a sought after location and enjoying far reaching views across Broadstone to Poole Harbour and the Purbecks.

EPC: 71 Council Tax Band: G Price: £1,100,000 Freehold

 **4**  **3**  **2**





Key Features

- SUPERBLY PRESENTED THROUGHOUT
- FAR REACHING VIEWS
- FOUR DOUBLE BEDROOMS
- EN-SUITE BATHROOM & TWO FURTHER SHOWER ROOMS
- IMPRESSIVE KITCHEN/DINING ROOM WITH BALCONY
- GENEROUS RECEPTION HALL & GROUND FLOOR RECEPTION AREA
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING LEADING TO GENEROUS GARAGE
- HOME OFFICE SPACE/POTENTIAL ANNEXE
- ATTRACTIVE FRONT & REAR GARDENS

The Property

Set in one of Broadstone's most desirable locations is this delightful individual home. The property is within easy reach of popular schooling for all age groups, including both the boys' and girls' grammar schools and less than a mile away from the bustling high street.

A contemporary front door opens to the reception hall leading to the lounge which enjoys a front and rear aspect. Double doors open from the reception hall to the impressive open plan kitchen/dining room. The kitchen area is fitted with a range of contemporary units with quartz worktop surfaces and breakfast bar and a range of integrated appliances. From the dining area patio doors open to the chrome and glass balcony enjoying far reaching views to the Purbecks. From the reception hall there is a personal door leading to the integral garage with

an electric up and over door and also a cloakroom.

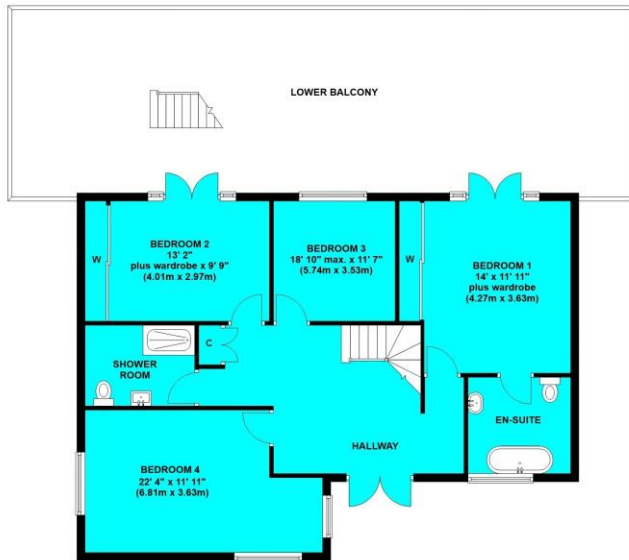
Stairs lead to the lower ground floor reception area with French doors opening to the garden and on this floor there is a master bedroom with generous en-suite bathroom, three further bedrooms and an excellently appointed shower room.

From the front driveway a path leads to a secluded front area of garden which has been attractively planted and accesses rooms that are used as a clinic, but could be altered to provide an annex or home office.

To the rear of the property there is a large covered area of decking stepping down to the lawn with a raised seating area. Within the garden there is a cabin arranged as a bar with power and light and a timber workshop.

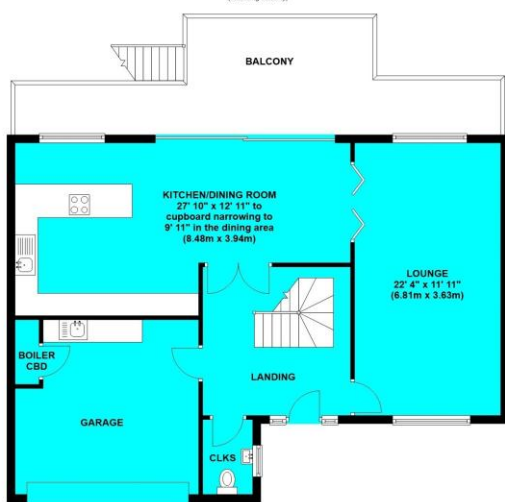
Ground Floor

Approx. 92.7 sq. metres (998.0 sq. feet)
(excluding Lower Balcony)



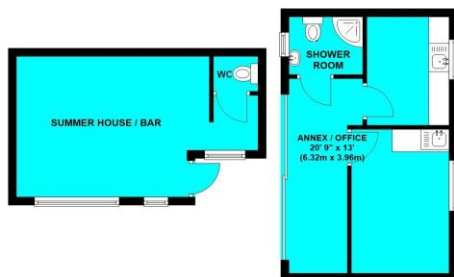
First Floor

Approx. 92.7 sq. metres (998.0 sq. feet)
(excluding Balcony)



Outbuilding

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 229.4 sq. metres (2469.6 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	71 C	80 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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