



9a Grange Road, Broadstone BH18 8JY

A once in a lifetime opportunity to reside in a newly built, contemporary bungalow built to the very highest specification, with three bedrooms, open plan living and a secluded south facing garden, just two minutes walk from Broadstone high street. Ready for immediate occupation.

EPC: 84 Council Tax Band: TBC Price: £750,000 Freehold







Key Features

- THREE DOUBLE BEDROOMS
- STUNNING LIVING ROOM
- BEAUTIFUL OPEN PLAN HIGH QUALITY GERMAN KITCHEN
- UTILITY ROOM
- MASTER EN-SUITE
- STUNNING SPECIFICATION THROUGHOUT
- LANDSCAPED SOUTH FACING GARDEN
- PRIME LOCATION MINUTES FROM VILLAGE CENTRE
- BETTER THAN SHOW HOME PRESENTATION
- READY FOR IMMEDIATE OCCUPATION

The Property

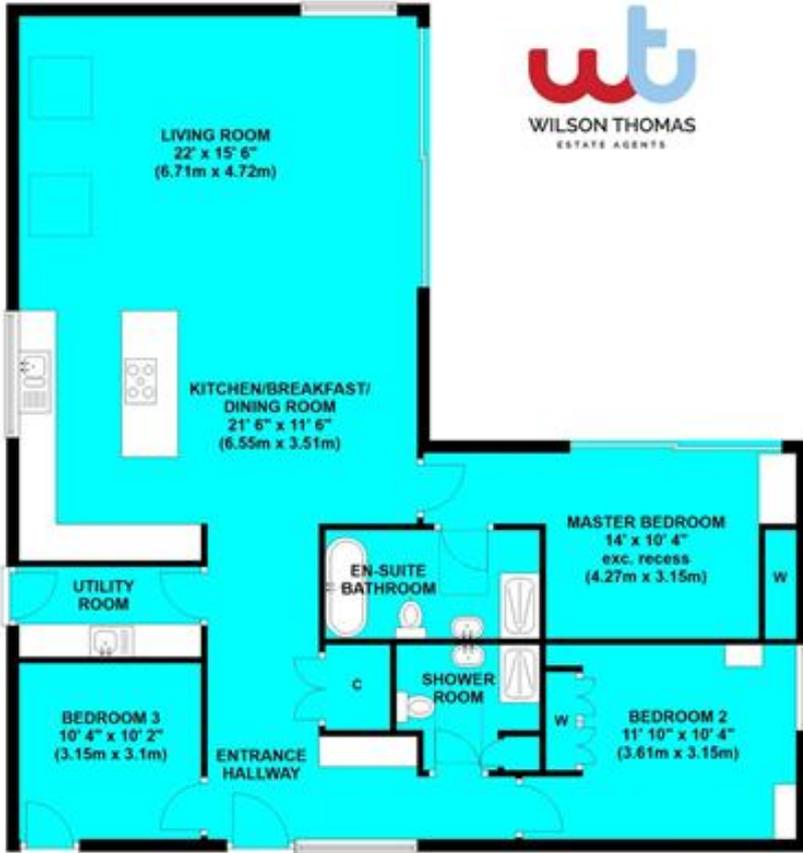
A truly breath taking property of individual design, enjoying a tucked away position, just two minutes' walk from Broadstone high street and its various amenities.

Upon entering the property via a full height aluminium door to the stunning reception hall with large format porcelain tiled flooring and full height ceiling with Velux window, together with seating area and walk in storage cupboard, one continues into the open plan kitchen/breakfast/dining area with stunning high quality German kitchen with full range of appliances and caesarstone worktops, together with feature island. From here, one leads straight into the outstanding living room with full height ceiling, together with full height sliding glazed doors leading into the south facing seduded garden.

The master bedroom is beautifully finished with a range of high quality fitted furniture and wardrobes, together with full height sliding door to a composite decked covered area, ideal

for morning coffee. A fine view across the ornate Italian themed garden is enjoyed. The master bedroom has a truly outstanding en-suite bathroom with bath tub and separate over-size shower. The guest bedroom once again has a full range of quality fitted furniture and is located adjacent to a beautifully appointed shower room. The third bedroom is of a good size and features a full height window overlooking the front aspect of the property. Externally, there is an extensive blocked paved driveway, together with two self-contained storage areas, built in keeping with the property. There is a beautifully landscaped Italian themed rear garden with ornate patio/entertaining area, bordered by planted borders, together with mature hedgerow. There is a composite decked area, half of which is covered from the overhang of the property, providing weatherproof entertaining area.

Ground Floor
Approx. 127.4 sq. metres (1371.0 sq. feet)



Total area: approx. 127.4 sq. metres (1371.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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