WILSON THOMAS
ESTATE AGENTS

33 Northbrook Road, Broadstone BH18 8HD

A well presented and maintained four bedroom,two reception chalet style house benefiting from a very large rear garden.

EPC: 61 **Council Tax Band:** E **Price:** £575,000 Freehold

4 2 3

Key Features

- FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- EN-SUITE BATHROOM
- SEPARATE SHOWER ROOM & WC
- LARGE INTEGRAL GARAGE
- MODERN FITTED KITCHEN
- AMPLE OFF ROAD PARKING
- EXTENSIVE REAR GARDEN

The Property

Situated in this quiet established location is this well looked after family home. The property is situated within walking distance of Broadstone's bustling high street, and also close proximity to the 'Trailway' providing excellent walking and leading to Upton Country House and beyond.

To the front of the property there are enclosed gardens with a pattern imprinted concrete driveway providing off road parking for a number of vehicles, and leading to the large integral garage with electric up and over door. The entrance porch leads to the reception hall, where the lounge has dual aspect windows and a Purbeck stone open fireplace. There is a separate dining room or fifth bedroom, well appointed kitchen with integrated appliances and a cupboard concealing the Worcester boiler serving the heating and domestic hot water supply. There is a ground floor cloakroom and then a study/inner hallway area with personal door to the garage and a staircase leading to the first floor landing. A large master bedroom with windows to the front and rear aspect enjoys an aspect over the garden and has an en-suite bathroom. There are then three further bedrooms and a shower room.

The rear garden forms a particular feature of the property, to the side of the house there is an extensive paved patio area which then leads to an area of lawn and a detached garage with pitched tiled roof. A pathway then leads to a second area of lawn where there are established borders and a summer house with greenhouse behind, and then the garden further extends to an area of lawn with a second greenhouse. The garden is of a very mature nature and enclosed predominantly by timber panelled fencing. There is outside power and water.

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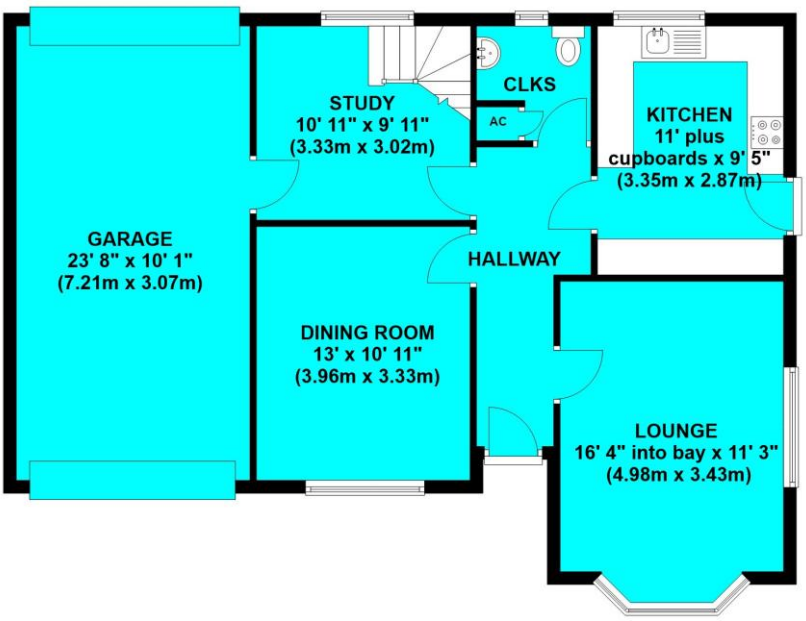
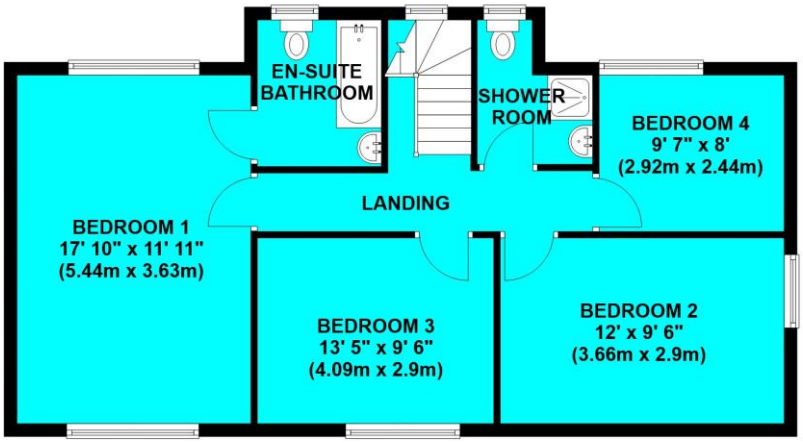
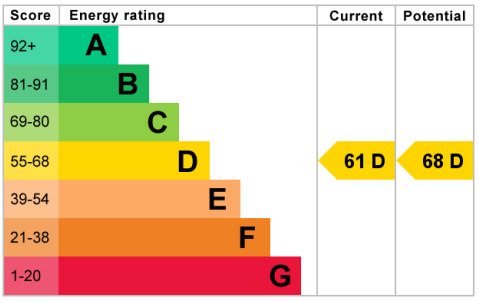
Ground Floor
Approx. 88.9 sq. metres (956.6 sq. feet)



First Floor
Approx. 68.4 sq. metres (736.2 sq. feet)





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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