



## 2 Sandford Way, Broadstone BH18 9NW

An exceptional opportunity to acquire a particularly spacious three double bedroom detached family home with many outstanding features, including a well appointed master en-suite dressing/shower room and an outstanding rear garden. High standard of presentation throughout.

**EPC: 72 Council Tax Band: E Price: £495,000 Freehold**

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## Key Features

- LOVELY DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- DRESSING ROOM & ENSUITE
- LARGE REAR GARDEN
- MODERN KITCHEN
- SPACIOUS LOUNGE
- DINING ROOM AND CONSERVATORY
- GOOD SIZE RECEPTION HALL
- GARAGE & PARKING
- MUST BE VIEWED

## The Property

Quietly situated overlooking an area of designated open space, 2 Sandford Way comprises a very well presented much loved family home within easy reach of Broadstone village centre and renowned local schools.

Upon entering the property, there is a spacious hallway with engineered wood flooring and an understairs cupboard. As you enter, to your right is a downstairs cloakroom. There is a spacious outstanding living room with bow window overlooking the front garden. From here, a through way leads into the dining room, which then continues via a sliding patio door to the excellent conservatory. This has light, power and radiator, together with a tiled floor and French doors leading out to the landscaped rear garden. There is a well appointed kitchen with range of appliances and a cupboard housing a serviced Worcester gas boiler. There is a useful open serve hatch to the dining room.

Bright and airy first floor landing with airing cupboard and linen shelving, together with access hatch to loft space. The master bedroom benefits from an en-suite dressing room, which in turn leads to a beautifully appointed shower room including additional rain shower. Two further double bedrooms with fitted shutter blinds and a view across designated open green space. There is a fully tiled family bathroom with over-bath shower.

Delightful front garden, with double width driveway which then continues alongside the property to the original garage which has French doors and serves as a workshop, but could also be re-converted to a garage or home office if needed. Large secluded rear garden, which again, is well stocked with a range of shrubs and tree life, together with lawned area including stepping stones. Split level decked entertaining area.

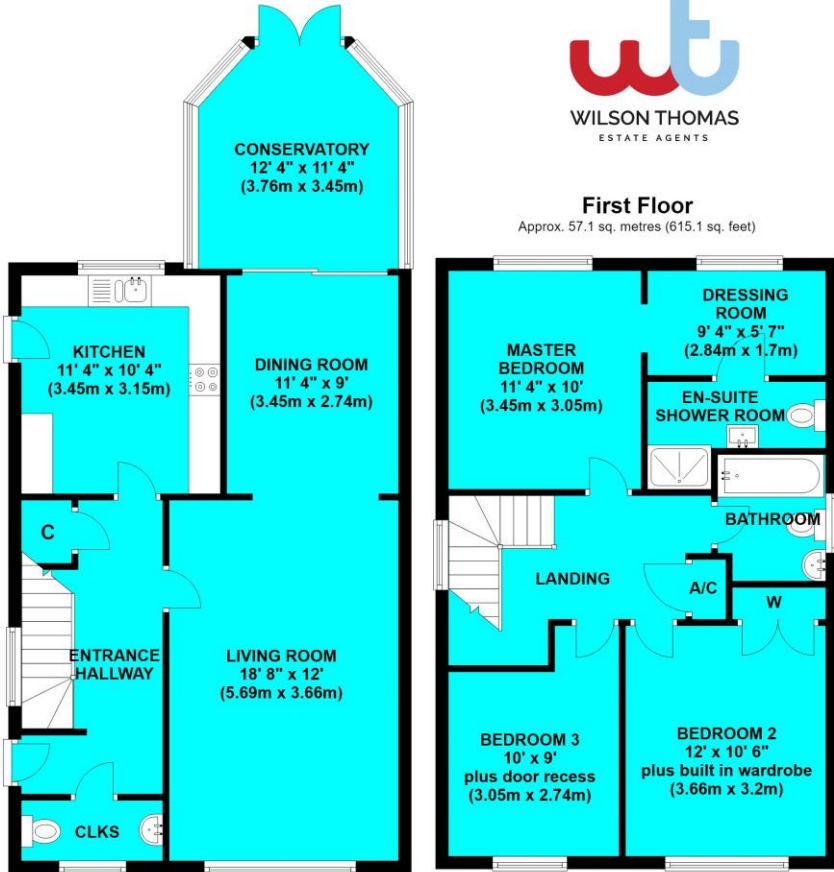
## Ground Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



## First Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 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.



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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