



28 Wallace Road, Broadstone BH18 8NG

A remarkable opportunity to acquire a vast family home offering up to six bedroom accommodation, including multi generational living, currently configured to suit the present owners, set on a large plot on this highly sought after road within a few minutes' walk of the high street.

EPC: 78 Council Tax Band: F Price: £999,000 Freehold

 **5**  **3**  **4**





Key Features

- FOUR/FIVE DOUBLE BEDROOMS
- EXCELLENT LIVING ROOM
- HOME CINEMA
- FORMAL DINING ROOM
- QUALITY BESPOKE KITCHEN/BREAKFAST ROOM WITH FEATURE ISLAND
- OUTSTANDING MASTER BEDROOM SUITE WITH WALK-IN WARDROBE & EN-SUITE SHOWER ROOM
- GATED EXTENSIVE DRIVEWAY INC. SPACE FOR MOTORHOME
- APPROX. 100' LEVEL REAR GARDEN WITH SUMMERHOUSE
- LARGE DETACHED GARAGE

The Property

Upon entering the property, one is immediately impressed with the well designed, spacious accommodation. From the reception hallway, one will find an excellent living room, second sitting room/bedroom 5, home cinema room, formal dining room, together with a recently fitted quality kitchen/breakfast room with quartz resin worktops and 2 Neff hide and slide multi-function ovens and an induction hob. There is also a downstairs shower room, home office and utility room.

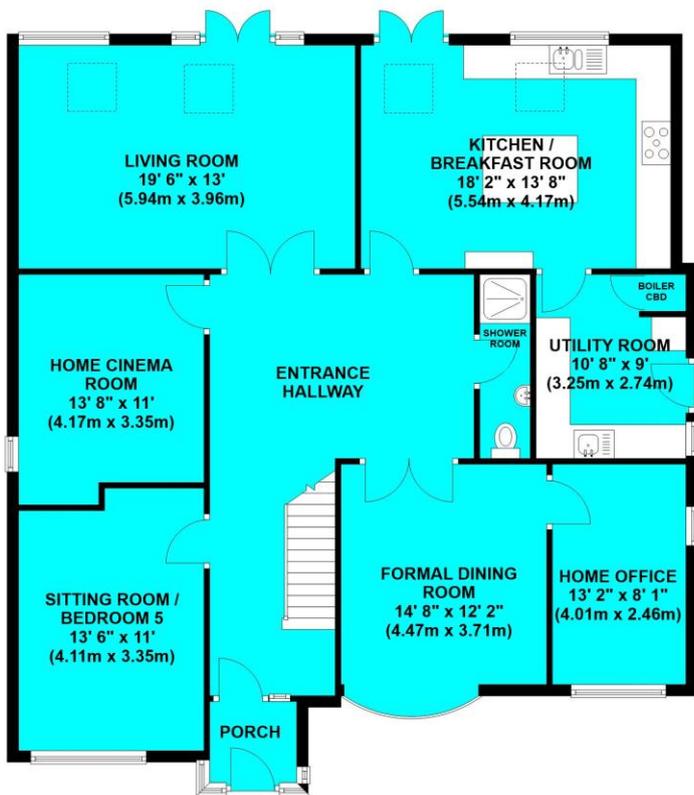
From the spacious first floor landing, there is an outstanding master bedroom suite with walk-in wardrobe and en-suite shower room. In addition

there are three further double bedrooms, together with a family bathroom.

Electronically operated double gates lead to the extensive driveway with excellent off road parking and space for motorhome. This continues alongside the property under a 6.5 meter carport and continues to a detached oversized garage. The large sunny rear garden is level with expansive lawned areas dissected by a pathway leading to a detached self-contained summerhouse/cabin.

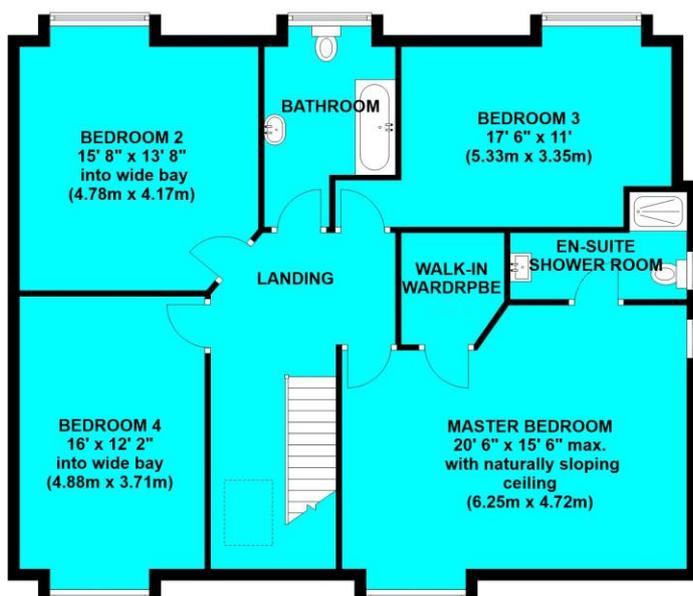
This is a truly outstanding home worthy of viewing to fully appreciate everything on offer, located within a few moments' walk of Broadstone high street.

Ground Floor
Approx. 136.9 sq. metres (1474.0 sq. feet)



First Floor

Approx. 118.3 sq. metres (1273.2 sq. feet)



Total area: approx. 255.2 sq. metres (2747.2 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		
(69-80)	C	78	80
(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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