

7a Skipton Close

Broadstone, Dorset, BH18 8HH

HARDWICK
ESTATE AGENTS

A superb, brand new individual home, built to an exceptionally high standard and specification, occupying a private and tucked-away position at the end of a cul-de-sac, with generous wrap-around gardens.

- Reception hall
- Sitting room
- Spacious kitchen/dining/family room
- Utility room
- Ground floor wc
- Main bedroom with ensuite
- 2 further bedrooms
- Family bathroom
- Garage
- Driveway parking and gardens

ASKING PRICE:

£800,000 (Freehold)

EPC RATING:

tbc



















Property Description

This impressive one-off property offers beautifully appointed accommodation, thoughtfully designed to combine contemporary living with excellent attention to detail. Built to a high standard and incorporating modern energy-efficient features including an air source heat pump and underfloor heating to the ground floor, the property is further enhanced by a striking reception hall with vaulted ceiling and galleried landing.

The accommodation briefly comprises a welcoming reception hall with stairs rising to the first floor and a generous fitted understairs storage cupboard. There is also a useful cloakroom fitted with a WC and wash basin.

The sitting room is spacious and benefits from an attractive triple-aspect arrangement, allowing plenty of natural light. Two sets of double doors provide direct access onto the garden, creating an excellent connection between the indoor and outdoor living spaces.

Undoubtedly a particular feature of the property is the impressive open-plan kitchen/dining/family room, providing a wonderful sociable space for both everyday living and entertaining. The kitchen is fitted with an excellent range of contemporary base and eye-level units, complemented by a breakfast bar and a comprehensive selection of integrated appliances, including an oven, microwave, induction hob, dishwasher and fridge/freezer. Double doors open directly onto the garden. Adjoining the kitchen is a separate utility room, providing additional storage and space for further appliances.

On the first floor, the galleried landing enjoys an attractive outlook over the reception hall and incorporates a useful fitted storage cupboard. There are three well-proportioned bedrooms, with the principal bedroom benefiting from a beautifully appointed en-suite shower room. The main bathroom is equally impressive, fitted with a luxurious three-piece suite.







Further features include an integral garage with electrically operated door, providing excellent storage space and housing the hot water system and tank.

Outside

The property is approached via a combination of shingle and block-paved driveway, providing generous off-road parking. The house occupies a central position within its plot and is surrounded by mature wrap-around gardens, predominantly laid to lawn with established planted borders. A patio terrace, accessed directly from the sitting room, provides an ideal space for outdoor dining and entertaining.

Location

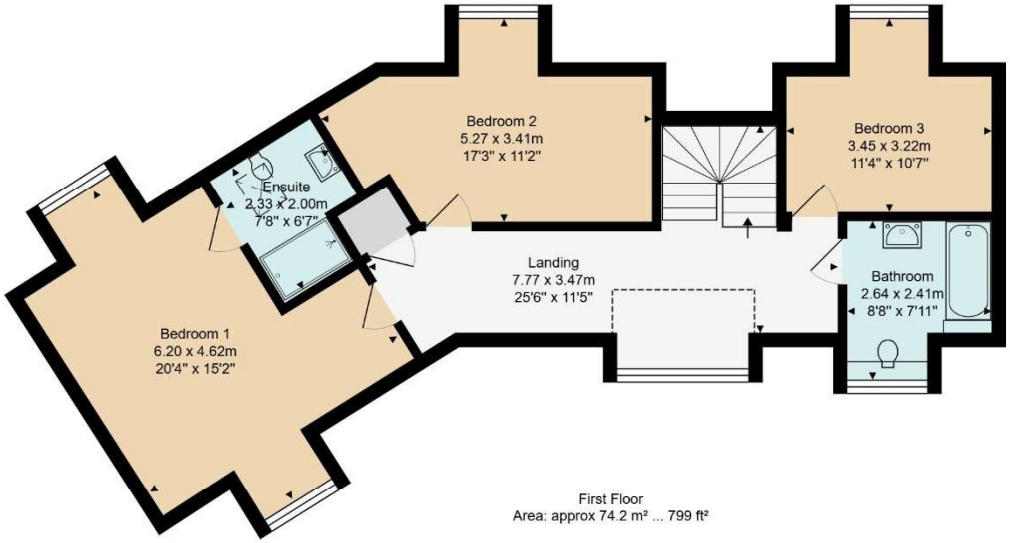
Skipton Close enjoys a tucked-away position within the popular residential area of Broadstone, renowned for its attractive surroundings, established community and excellent range of local amenities. Broadstone village centre offers a good selection of independent shops, cafés, restaurants and everyday conveniences, together with well-regarded schooling and recreational facilities. The area also benefits from nearby open spaces and woodland walks, whilst the larger centres of Wimborne Minster and Poole are within convenient reach, providing a wider range of shopping, leisure and transport facilities.

Additional information

Heating – air source heat pump
Mobile and internet coverage – please refer to www.ofcom.org.uk
Council tax bill - tbc



Ground Floor
Area: approx (excluding garage) 72.6 m² ... 782 ft²



First Floor
Area: approx 74.2 m² ... 799 ft²

Total Area: approx 146.8 m² ... 1581 ft² (excluding garage)
All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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