



10 Clarendon Close, Broadstone BH18 9HR

A four bedroom, two bathroom detached home with a superb open plan living space situated in the heart of Broadstone

EPC: 48 Council Tax Band: E Price: £555,000 Freehold

 **4**  **2**  **1**





Key Features

- MOMENTS WALK TO THE HIGH STREET
- FOUR BEDROOMS
- SUPERB KITCHEN/DINING LIVING SPACE
- MODERN EN-SUITE AND FAMILY BATHROOM
- FLEXIBLE ACCOMMODATION
- GAS CENTRAL HEATING WITH RADIATORS
- DOUBLE GLAZING
- ATTRACTIVE REAR GARDEN
- DRIVEWAY
- GARAGE ALTERED TO A WORKSHOP/OFFICE

The Property

Just moments from the bustling High Street is this four bedroom home. Broadstone offers numerous amenities with a great selection of shops and eateries with popular schooling for all age groups.

The accommodation comprises of a reception hall that leads to an impressive kitchen with integrated appliances opening to a dining area and lounge with lantern skylight. There is then a master bedroom with recently replaced en-suite,

a second and third bedroom/study and attractive bathroom with separate shower cubicle. To the first floor is a landing which leads to the fourth bedroom.

A driveway provides parking and leads via double gates to a further drive area and the garage which has been altered to provide a workshop/home office. The rear garden enjoys a patio with ornamental pond and then areas of lawn with a storage shed at the back of the garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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