



27 Sorrel Gardens, Broadstone BH18 9WA

An excellently presented detached home situated in this very popular location within walking distance along the Trailway to central Broadstone and Upton Country Park.

EPC: 73 Council Tax Band: E Price: £475,000 Freehold

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Key Features

- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- GENEROUS DINING ROOM
- CONSERVATORY
- BLOCK PAVED DRIVEWAY
- GARDEN STORE
- ATTRACTIVE REAR GARDENS

The Property

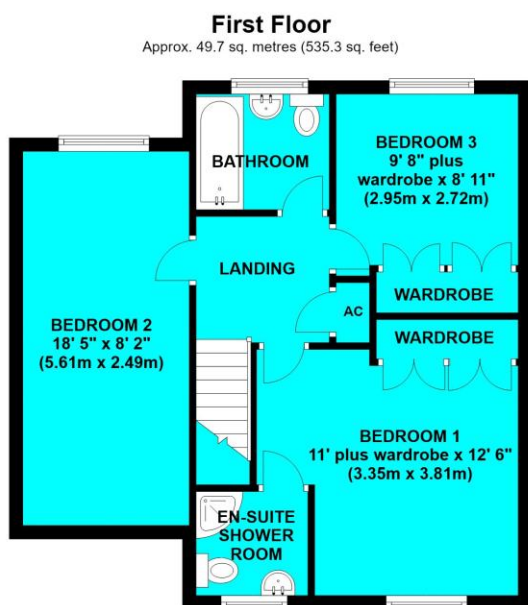
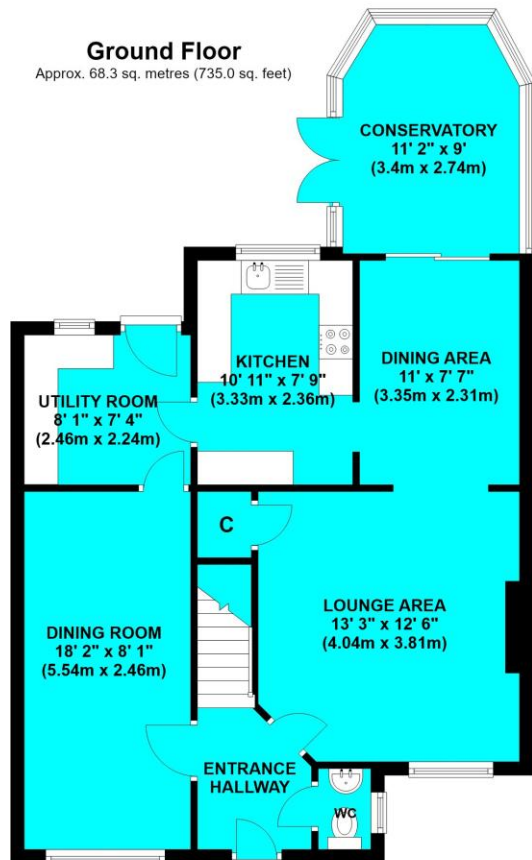
Situated in this quiet residential location is this very well presented home. Looked after by the current owners for approximately 30 years, the house benefits from attractive sanitary ware to the ground floor cloakroom, bathroom and en-suite shower room. There has been the addition of a conservatory, and alterations to provide a generous dining room which could be utilised as a study or ground floor fourth bedroom.

The accommodation comprises a reception hall with cloakroom leading to the through living room which accesses the conservatory enjoying an outlook over the rear garden. There is then a modern fitted kitchen with integrated oven, three quarter fridge, induction hob with extractor, and a utility room with a range of matching

units where there is space and plumbing for a washing machine and tumble dryer and the Worcester boiler serving the heating and hot water.

The first floor landing gives access to the main bedroom with fitted wardrobes and en-suite shower room, and then there are two further good size bedrooms both with wardrobes and then the family bathroom.

Outside a block paved driveway provides off road parking, A gate gives access to the side of the property where there is a timber store. Directly to the back of the house there is an area of patio leading to two areas of decking and the lawn with well established flower borders. The rear garden is then enclosed by timber panelled fencing.



Total area: approx. 118.0 sq. metres (1270.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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