



## 7 Sundew Road, Broadstone BH18 9NX

A very well presented three bedroom home situated in a popular location and enjoying far reaching views from the first floor accommodation to Poole Harbour and the Purbecks.

**EPC: 66 Council Tax Band: E Price: £415,000 Freehold**

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## Key Features

- NO FORWARD CHAIN
- RECEPTION HALL WITH VAULTED CEILING TO GALLERIED FIRST FLOOR LANDING
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- BATHROOM & EN-SUITE SHOWER ROOM
- SECURITY ALARM SYSTEM
- LOW MAINTENANCE GARDENS
- DRIVEWAY & INTEGRAL GARAGE

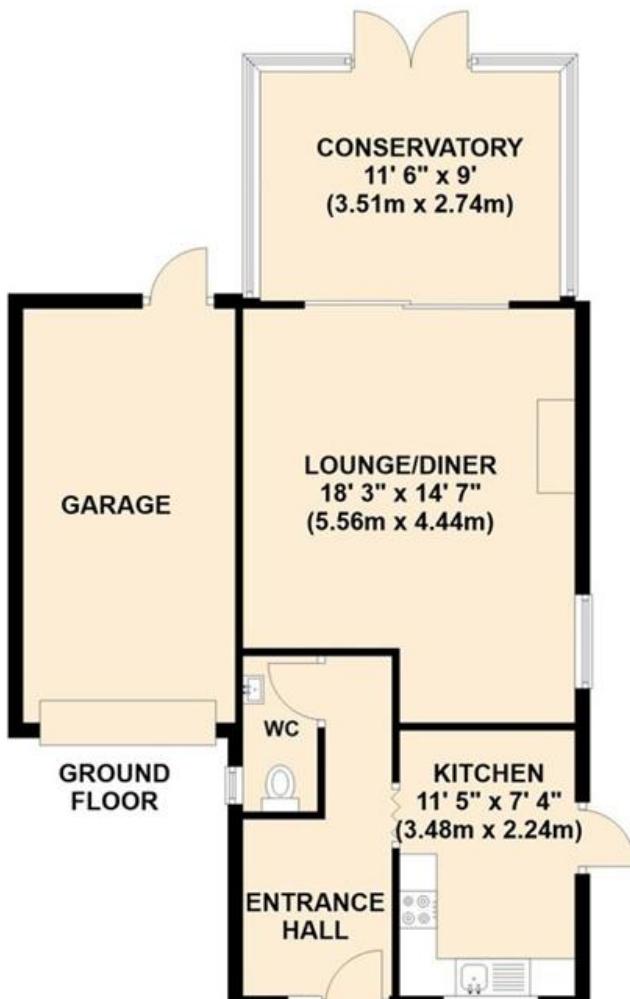
## The Property

Situated in this popular location is this three bedroom detached home being offered for sale with No Forward Chain. The property is conveniently situated within easy reach of the centre of Broadstone and the larger neighbouring town of Poole, there is also excellent walking to Upton Heath and Upton Country Park beyond.

The property, which offers light and airy accommodation, has an attractive reception hall with vaulted ceiling to a galleried first floor landing with engineered oak flooring, which then continues to the lounge/dining room and beyond. There is a conservatory with brick plinth and UPVC double glazed windows and roof overlooking the rear

garden. Also located to the ground floor is a kitchen with integrated appliances and granite worksurfaces and space for a breakfast table and chairs.

To the first floor there are three bedrooms, the master bedroom having an en-suite shower room and both the first and second bedrooms have far reaching views to Poole Harbour and the Purbecks. There is then a third bedroom and family bathroom. A tarmac driveway provides off road parking and leads to the integral garage and both the front and rear garden have been laid out for ease of maintenance being laid to gravel and punctuated with a number of specimen plants. Also in the garden is a cabin style store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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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