



21 Mission Road, Broadstone BH18 8JJ

A superbly presented and spacious five bedroom family home situated in a quiet and established residential location within close proximity of the centre of Broadstone.

EPC: TBC **Council Tax Band:** D **Price:** £695,000 Freehold

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Key Features

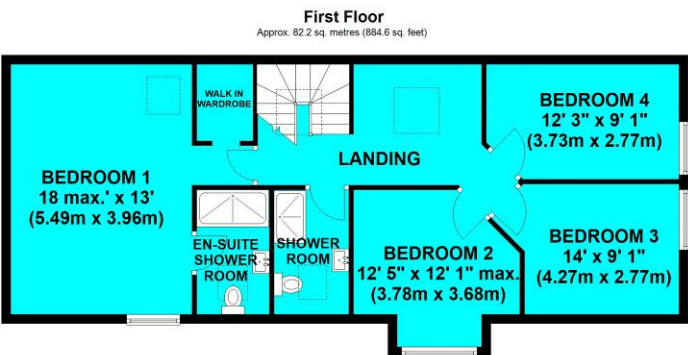
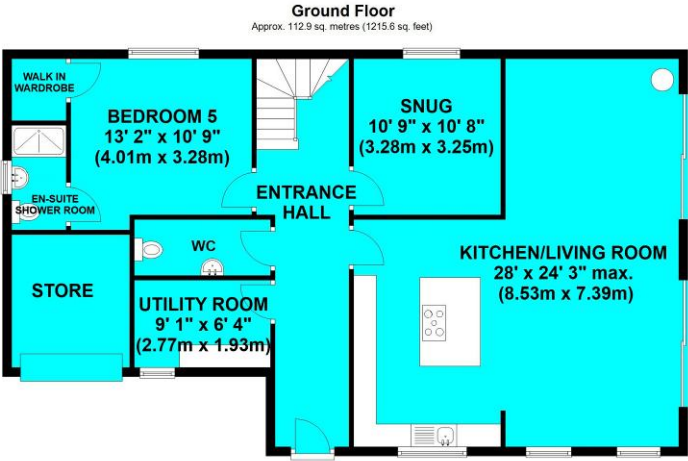
- BEAUTIFULLY MODERNISED & EXTENDED HOME
- FIVE BEDROOMS (ONE DOWNSTAIRS)
- SUPERBLY APPOINTED KITCHEN/LIVING ROOM WITH INTEGRATED APPLIANCES
- SNUG AND UTILITY/BOOT ROOM
- TWO EN-SUITE BEDROOMS
- SUNNY REAR GARDEN WITH UNDERCOVER SEATING AREA
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MUST BE VIEWED
- NO CHAIN

The Property

This superb home has been sympathetically extended and modernised to offer generous and flexible accommodation for the modern family. To the ground floor a generous reception hall opens to a superbly appointed kitchen/living room with quality kitchen fittings and integrated appliances, large patio doors with electric blinds enjoy an outlook over the sunny rear garden there is also a cosy log burner. Also located to the ground floor is a utility/boot room, fifth bedroom with walk in closet and an en-suite shower room. A large landing area then accesses the master bedroom with en-

suite shower room and closet, three further bedrooms and a family shower room.

An enclosed driveway provides off road parking where there is an integral store with up and over door and the rear garden has been attractively landscaped with areas of patio making the most of the sunny aspect. The garden then extends to one side of the property which is fully enclosed by established hedgerow and panelled fencing with an undercover seating area with power and light enjoying a view through the garden.



Total area: approx. 195.1 sq. metres (2100.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	80	86
	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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