

5 Barn Road, Broadstone, BH18 8NH

**£795,000
Freehold**



A wonderful opportunity to acquire a beautifully presented five double bedroom home set on this most sought after road abutting Broadstone Park. The property offers very versatile accommodation with four double bedrooms on the first floor including en-suite shower room and family bathroom, whilst on the ground floor, there is an outstanding kitchen/living/dining room with six meters of sliding double glazed doors leading out to the outstanding rear garden. Additionally on the ground floor there is an excellent hobbies/games room which could be utilised as a ground floor bedroom, suitable for two family living. Only upon viewing can one fully appreciate this fine home, located within walking distance of Broadstone high street.

COVERED PORCH Leaded light decorative glazed hardwood door to:

SPACIOUS RECEPTION HALL Maximum width 17' 6". Two radiators, built in cloaks cupboard, useful understairs area, cupboard housing pressurised water cylinder, Karndean flooring, window to side elevation

DOWNSTAIRS SHOWER ROOM/LAUNDRY Suite comprising walk in shower with wall mounted thermostatically controlled shower with rain shower above, WC with concealed cistern, wash hand basin with vanity unit, wall mounted Glow Worm gas boiler, plumbing and space for washing machine, heated towel rail, Karndean flooring, window to side elevation

OUTSTANDING KITCHEN/LIVING/DINING ROOM 29' 8" x 24' 6" (9.04m x 7.47m) A superb open plan room overlooking the beautifully stocked rear garden

KITCHEN AREA Kitchen area fitted with a range of wall and floor mounted units with quartz granite worksurfaces and kickbacks, integrated one and a half bowl sink unit, range of appliances to include eye level Neff double oven, fitted over-size Neff induction hob with extractor hood housed within matching unit, under counter Neff dishwasher, slide away bin store, integrated fridge and freezer, feature island with breakfast bar, radiator, Karndean flooring throughout

LIVING/DINING AREA Radiator, power points, TV point, corner sited Gas fired wood burner, tall radiator, second radiator, window to side elevation. The whole room benefits from sliding double glazed patio doors approximately 6 meters in length providing access to the garden

ADDITIONAL SITTING ROOM 22' x 12' (6.71m x 3.66m) Currently used as a games room but could be used as second family living or bedroom 5. Two radiators, power points, TV point, ornamental fireplace, two windows to side elevation, picture window to front elevation

HOME OFFICE 12' x 8' max. (3.66m x 2.44m) Radiator, built in cupboard, window to front elevation

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE WITH GLAZED BALUSTRADE Leads to:

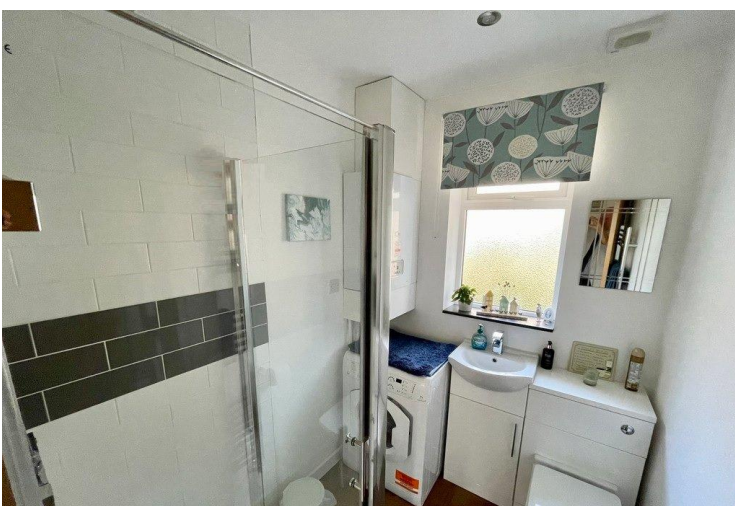
FIRST FLOOR LANDING Velux window affording a high degree of natural light

MASTER BEDROOM 15' x 13' exc. recess (4.57m x 3.96m) Stunning master bedroom with fine view across the delightful rear garden and parkland beyond. Two radiators, naturally sloping ceiling, range of built in wardrobes with sliding mirrored doors, French doors with glazed 'Juliet' balcony and additional windows

WELL APPOINTED EN-SUITE SHOWER ROOM Suite comprising walk in over-size shower with wall mounted thermostatically controlled shower and rain shower above, WC with concealed cistern, wash hand basin with vanity unit, heated towel rail, window to side elevation

BEDROOM 2 15' 4" x 13' max. (4.67m x 3.96m) Radiator, range of built in wardrobes with sliding mirrored doors, additional built in cupboard, window to front elevation

BEDROOM 3 12' x 11' 8" (3.66m x 3.56m) Radiator, access to loft storage area, window to side elevation



BEDROOM 4 'L' shaped measuring 12' x 11' 4" max. (3.66m x 3.45m) Radiator, door to eaves storage, window to side elevation

WELL APPOINTED FAMILY BATHROOM Suite comprising bath tub with centrally located mixer tap and shower attachment, WC with concealed cistern, wash hand basin with vanity unit, heated towel rail, window to side elevation

OUTSIDE - FRONT The front garden comprises a level lawned area bordered by a variety of shrubs, an extensive driveway provides excellent parking including space for a motorhome if required. Additional area to the front boundary providing additional parking. The driveway continues via timber double gates alongside the property to a DETACHED GARAGE with up and over door measuring approximately 17' x 12' 6", light and power and overhead storage within the pitched tiled roof

OUTSIDE - REAR A beautifully maintained garden with flower and shrub borders, together with mature hedgerow which partially dissects the garden to reveal a kitchen garden, greenhouse, timber garden store, decked area with pergola, mature cooking apple tree, additional eating apple tree, external power supply, outside tap. The garden benefits from total seclusion and has a secure personal gate leading out onto Broadstone Park. Full width patio/bbq area bordered by timber railway sleepers, additional hardstanding area to the south western side of the property, where one will find additional fruit trees.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15245**

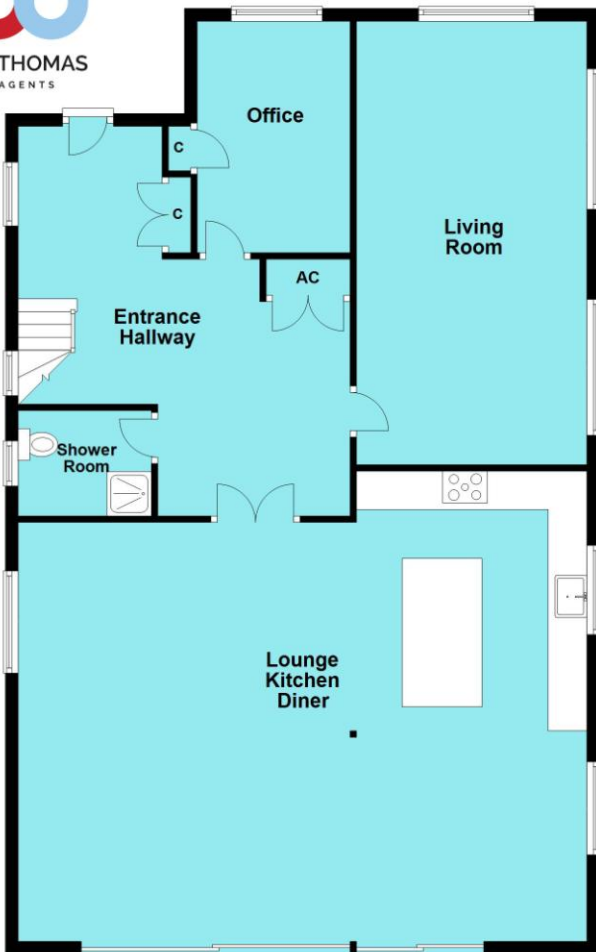


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



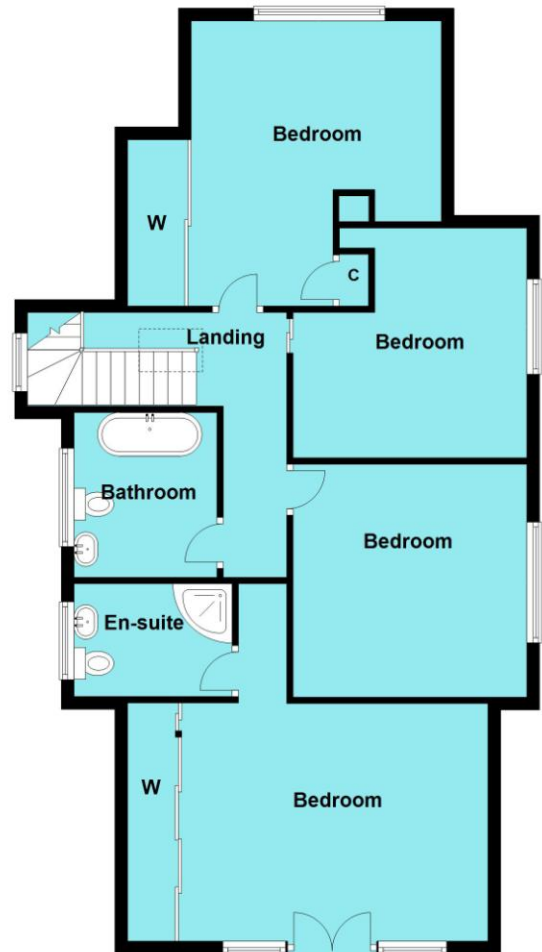
Ground Floor

Approx. 124.4 sq. metres (1338.9 sq. feet)



First Floor

Approx. 88.1 sq. metres (948.8 sq. feet)



Total area: approx. 212.5 sq. metres (2287.7 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 or 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.

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