

**33c Abbotsbury Road, Broadstone,
BH18 9DB**

**£675,000
Freehold**



An exciting opportunity to acquire a recently constructed family home, built to exacting standards by renowned local developer Badbury Developments of Wimborne in 2020. Forming part of a small development and located within a mile of Broadstone village centre, the property offers spacious, versatile accommodation to include three/four bedrooms, master en-suite shower room, family bathroom, outstanding living space leading to a 22' well appointed kitchen/dining room courtesy of Kitchen Elegance, utility room, double glazing, underfloor heating to the ground floor, integral garage with electric roller door, landscaped south facing rear garden, all of which must be viewed to be fully appreciated.

DOUBLE GLAZED COMPOSITE FRONT DOOR Leads to:

SPACIOUS RECEPTION HALL Full height vaulted ceiling with Velux window affording a high degree of natural light, understairs cupboard, LVT flooring, internal door to garage

CLOAKROOM Suite comprising close couple WC, wash hand basin with vanity unit, heated towel rail, LVT flooring

A GLAZED PANELLED DOOR LEADS TO:

EXCELLENT LIVING ROOM 16' 5" x 16' 2" (5m x 4.93m) Power points, TV point, feature fireplace with wood burning stove, low voltage lighting, tall window to side elevation, double glazed French doors with double glazed side windows leads out to the terrace

THROUGH WAY TO:

OUTSTANDING KITCHEN/DINING ROOM 22' x 10' (6.71m x 3.05m) Well appointed kitchen fitted by renowned Kitchen Elegance comprising excellent range of wall and floor mounted units with marble worktops and kickbacks with window sill, integrated one and a half bowl sink unit, integrated Neff dishwasher, Neff induction hob with concealed extractor hood, eye level Neff microwave oven and conventional oven, integrated fridge and freezer, LVT flooring, breakfast bar, window to side elevation, further full height window to side, TV point, double glazed French doors lead out to the terrace from the dining area

UTILITY ROOM 12' 8" x 5' 4" (3.86m x 1.63m) Fitted worksurface with inset stainless steel single bowl sink unit, cupboard below, space and plumbing for washing machine/tumble dryer, cupboard housing wall mounted Vaillant gas boiler and mains pressure water system, LVT flooring, double glazed door to side of property

HOME OFFICE/BEDROOM 4 11' 7" x 9' 2" (3.53m x 2.79m) Picture window to front elevation overlooking garden, TV point and built in office furniture

FROM THE RECEPTION HALL, AN EASY TREAD STAIRCASE LEADS TO:

FIRST FLOOR GALLERIED LANDING Radiator, access to loft storage area, two Velux windows, built in cupboard

MASTER BEDROOM 15' 9" x 14' (4.8m x 4.27m) Radiator, power points, TV point, extensive range of quality fitted furniture to include built in wardrobes, chest of drawers, further built in double wardrobe, naturally sloping ceiling, window overlooking rear garden, door to:

WELL APPOINTED EN-SUITE SHOWER ROOM Suite comprising walk in shower with semi-circular door and wall mounted thermostatically controlled shower with additional rain shower, close couple WC, wash hand basin with vanity unit, heated towel rail, fully tiled walls, wall mounted mirror with light and shaver point, tiled flooring, Velux window

BEDROOM 2 17' 9" x 10' 9" (5.41m x 3.28m) Radiator, TV point, range of quality built in furniture to include range of wardrobes with adjacent cupboard and chest of drawers, useful recessed storage area with access to eaves storage, naturally sloping ceiling, window overlooking rear garden and woodland beyond



BEDROOM 3 16' 1" x 9' 3" (4.9m x 2.82m) Radiator, TV point, naturally sloping ceiling, window to front elevation with distant view across Broadstone, fitted wardrobes.

FAMILY BATHROOM Well appointed suite comprising panelled bath with mixer taps and shower attachment, oversized walk in shower with semi-circular door, wall mounted thermostatically controlled shower with rain shower above, WC with concealed cistern, wash hand basin with vanity unit, fully tiled walls, heated towel rail, tiled flooring, wall mounted mirror with light and shaver point, Velux window

OUTSIDE - FRONT This beautifully appointed property enjoys a tucked away position at the head of a private driveway. To the front there is excellent parking from a block paved driveway and turning area. The driveway continues to the INTEGRAL GARAGE which has an electric roller door and measures approximately 18' in length and has light, power and a double glazed side door. The front garden is landscaped being laid lawn and bordered by a variety of shrubs and recently planted trees bordered by close boarded fencing between concrete posts. A timber panelled gate provides side access to:

OUTSIDE - REAR The south facing rear garden is fully enclosed, landscaped and has the benefit of a lawned area which in turn continues up to an area of artificial grass which has been professionally installed and landscaped to include flower and shrub borders. There is a full width paved terrace from where four steps lead up to a further patio area ideal for catching the evening sun, outside power supply and outside tap. The rear garden enjoys a pleasant, secluded location with close boarded timber panelled fencing and a wooded back drop to the rear.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth Christchurch & 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: 15130**



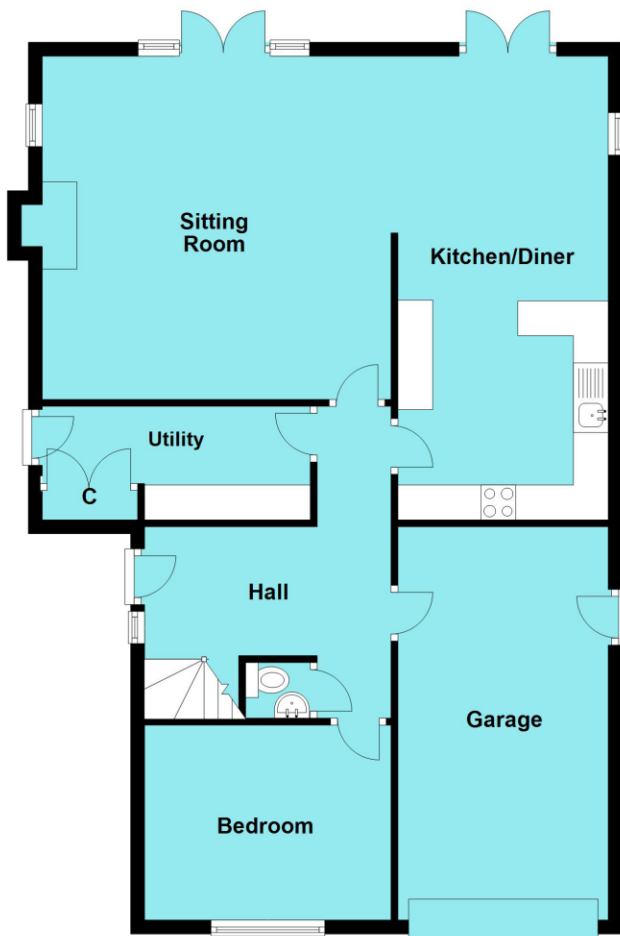
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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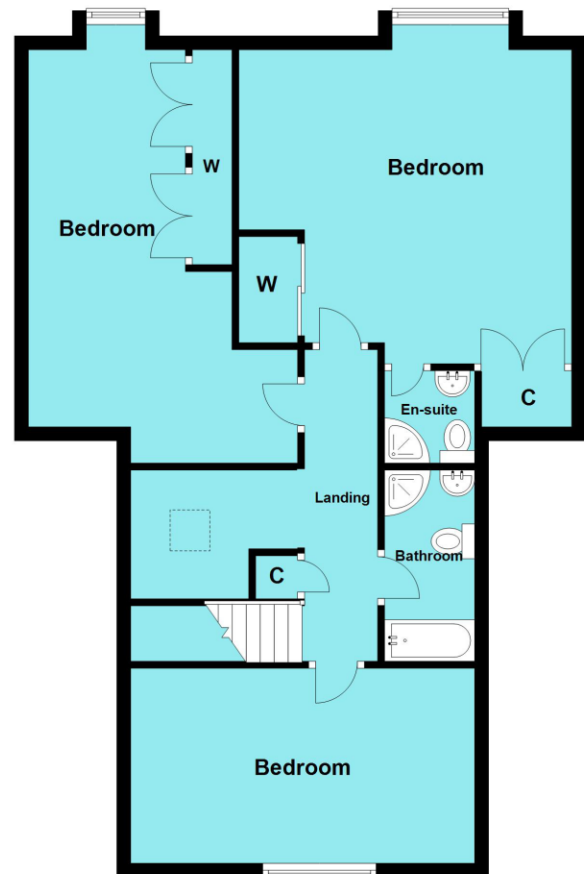
Ground Floor

Approx. 92.6 sq. metres (996.9 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 166.5 sq. metres (1792.1 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.



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
 www.wilsonthomas.co.uk