

**4 St Andrews Road, Broadstone,  
BH18 9AZ**

**£750,000  
Freehold**

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**A truly outstanding opportunity to acquire an individually built, spacious, detached bungalow built to our vendors' own specification, quietly situated within walking distance of Broadstone high street. Amongst the property's numerous features are underfloor throughout, three bedrooms, including a beautifully appointed en-suite shower room, approximately 750 square feet of open plan living to include a Kitchen Elegance fitted kitchen with feature island, living area with fireplace in addition to a dining area, all of which lead out to the south facing garden via anti-glare double glazed aluminium sliding doors. In addition, there is an integral oversize garage with electric roller door, extensive driveway, together with caravan/motorhome storage behind wood effect aluminium electronically operated gates. This is an absolute must view property!**

**COVERED PORCH** Double glazed composite front door to:

**EXCELLENT RECEPTION HALL** LVT flooring with underfloor heating, built in storage cupboard, two skylights affording a high degree of natural light, glazed panelled double doors lead into:

**OUTSTANDING KITCHEN/LIVING/DINING ROOM** 28' 2" x 27' 2" overall (8.59m x 8.28m) A truly breath taking room starting with the kitchen area which has been professionally installed by renowned Kitchen Elegance to provide an extensive range of wall and floor mounted units with marble quartz worksurfaces, integrated one and a half bowl sink within feature island, slide away bin store, full range of Neff appliances to include two eye level ovens, microwave oven with warming drawer, full height fridge and freezer, induction hob with extractor hood housed within matching unit together with undercounter dishwasher, adjacent glass dining table, full height ceiling with two electronically operated Velux windows and skylight, LVT flooring to kitchen and dining area, carpet to the living area. Within the living area there is a wall mounted log effect electric fire, full height stainless steel pole suitable for TV mounting, full width tinted glazed sliding doors leading out to the south facing terrace above which is an electronically operated blind

**UTILITY ROOM** Fitted worksurface with inset stainless steel single bowl sink unit, plumbing and space for a washing machine/tumble dryer, space for an additional American style fridge/freezer, LVT flooring, double glazed door leads out to the driveway, internal door to oversized garage

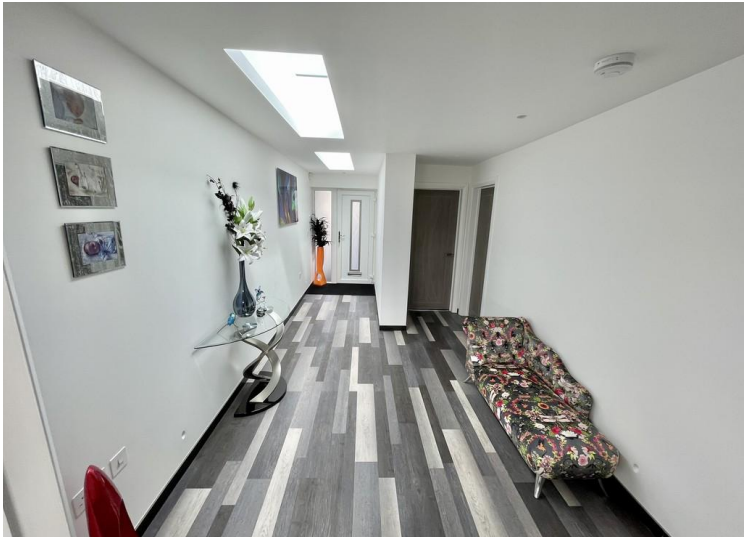
**MASTER BEDROOM** 20' 4" x 12' 'L' shaped overall maximum measurements to include built in furniture 4" (6.2m x 3.76m) An extensive range built in furniture to include built in wardrobes with sliding mirrored doors, adjacent chest of drawers, bedside cabinets, dressing table with drawers below, professionally installed air conditioning unit, two side windows, sliding double glazed patio door leads out to the south facing terrace

**BEAUTIFULLY APPOINTED EN-SUITE SHOWER ROOM** Suite comprising walk in over size shower with thermostatically controlled shower including rain shower above, illuminated recessed shelving within fully tiled walls, his and hers sinks with vanity unit, WC with concealed cistern, tiled walls with tiled flooring to match, range of mirror fronted wall mounted cabinets, window to side elevation, heated towel rail

**BEDROOM 2** 13' 8" x 9' 10" (4.17m x 3m) Range of built in wardrobes with sliding mirrored doors, three full height windows to the front elevation

**BEDROOM 3** 10' x 9' 3" including built in wardrobe (3.05m x 2.82m) Built in wardrobe with sliding mirror fronted doors, access to loft space, window to side elevation

**FAMILY SHOWER ROOM** Beautifully appointed shower room comprising fully tiled walk in shower with thermostatically controlled shower and rain shower above, recessed illuminated shelf, wash hand basin with vanity unit, WC with concealed cistern, heated towel rail, tiled walls and matching tiled flooring, window to side elevation



**OUTSIDE - FRONT** To the front of the property is an extensive tarmac driveway providing parking for several vehicles. This driveway continues alongside the property via electronically operated wood effect aluminium doors to a further area of driveway suitable for storage of a large caravan or motorhome, external power supply, outside tap, electric car charging point. The property benefits from an **OVERSIZE INTEGRAL GARAGE** approximately 19' x 12' 6" max. with electronically operated roller door, light and power, wall mounted Viessmann gas boiler, mains pressure unvented water system, dust free sealed floor.

**OUTSIDE - REAR** This truly unique and outstanding bungalow enjoys an enviable position on this sought after development with the enclosed landscaped rear garden facing due south. The rear garden has a full width patio area with glazed balustrade, three steps lead down to a further entertaining area and from here three more steps lead down to the lawned area bordered by a variety of shrubs and close boarded timber panelled fencing.

**COUNCIL TAX BAND 'D'** 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: 15221



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 150.5 sq. metres (1619.4 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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