



100 Higher Blandford Road, Broadstone BH18 9AH

A most spacious four/five bedroom single storey home situated close to Broadstone golf course and approximately 3/4 of a mile from the centre of Broadstone.

EPC: 67 Council Tax Band: G Price: £775,000 Freehold

 **4**  **2**  **3**





Key Features

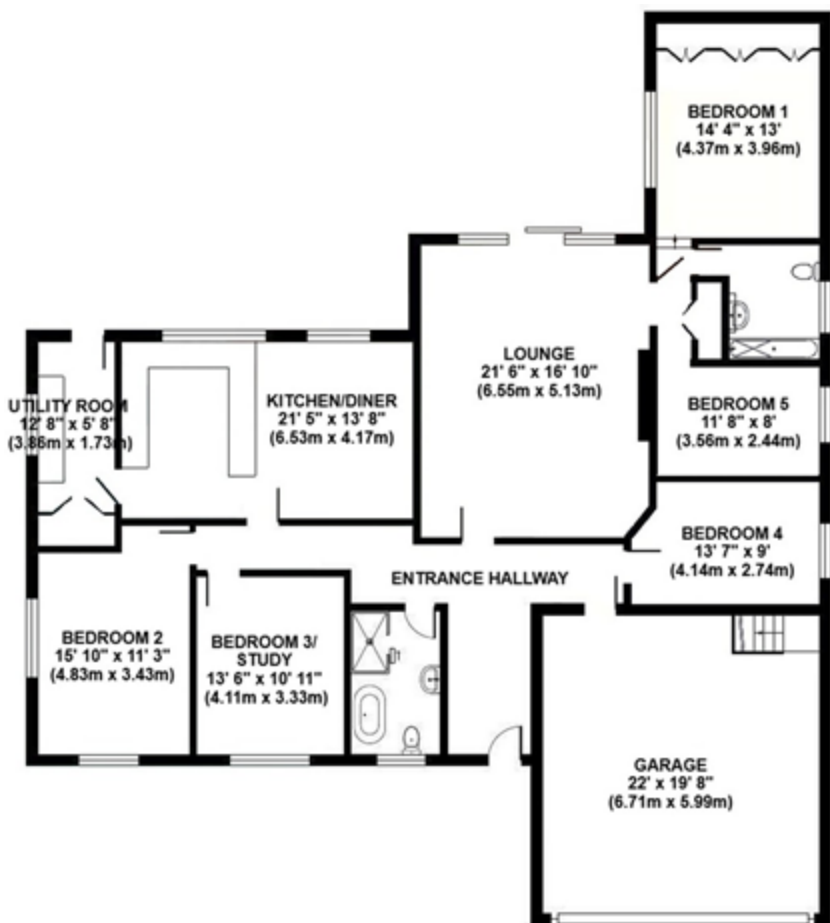
- GENEROUS RECEPTION HALL
- LARGE SITTING ROOM
- IMPRESSIVE KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- FOUR BEDROOMS & STUDY/BEDROOM 5
- CONTEMPORARY BATHROOM & EN-SUITE SHOWER ROOM
- UTILITY ROOM & DOUBLE GARAGE
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- SUMMER HOUSE
- OUTSIDE STORE & GREENHOUSE
- MOMENTS FROM EXCELLENT WALKING

The Property

This property provides a rare opportunity for those purchasers looking for a home arranged over one floor. A large covered entrance porch leads to the pleasant reception hall with bamboo flooring which extends to the sitting room and study. A focal point of this home is the impressive kitchen/dining room with shaker style units and marble worksurfaces with integrated appliances leading to a large utility room. The master bedroom has fitted wardrobes and a contemporary en-suite shower room with large walk-in shower and the main bathroom features a free standing bath and also a double shower cubicle.

A large tarmac driveway provides off road parking for numerous vehicles and leads to the integral large double garage with electronically operated up and over door and stairs leading to a further area of storage.

The rear garden is of a good yet manageable size and is fully enclosed by either walling or panelled fencing and there is a substantial summer house with power and light, a good size outbuilding and greenhouse. The rear garden has a patio and raised water feature, an electronically operated sun awning and number of external power and light points. The rear garden enjoys complete privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.

Broadstone Office
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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