

**77 Dunyeats Road, Broadstone,
BH18 8AF**

**£1,095,000
Freehold**



Situated in a completely secluded plot is this excellently presented family home enjoying generous gardens and being within walking distance of the centre of Broadstone. A particular feature of the house is the large reception hall with spacious galleried landing and the kitchen/family room enjoying views over both the front and rear garden. The property benefits from a modern gas fired heating system and UPVC double glazing. Electronically operated gates open onto a large gravelled driveway providing off road parking for numerous vehicles and leading to a double garage and also a double wood framed carport. The property is within easy reach of popular schooling for all age groups including both the boys' and girls' grammar schools and also private schooling at Castle Court, Canford and slightly further away at Bryanston.

ENTRANCE PORCH Tiled step, inset downlighting, contemporary double glazed front door with adjoining side screen leads to:

RECEPTION HALL Radiator, Kardean flooring, under stairs storage cupboard, wall mounted heating thermostat control, walk in coats cupboard with hanging and shelving and window

CLOAKROOM Comprising of WC, wash hand basin with centre mixer tap and cabinet below, partly tiled walls, Kardean flooring, chrome heated towel rail, window, inset downlighting

LOUNGE 18' 1" x 11' 11" (5.520m x 3.640m) Coved ceiling with wall light points, light dimmer control switch, radiator, TV aerial connection, window to side aspect and French doors leading to the garden

DINING ROOM 19' 3" x 9' 5" (5.873m x 2.879m) Dual aspect windows, Kardean flooring, two radiators, light dimmer control switch, glazed double doors lead to:

CONSERVATORY 12' 9" x 11' 11" (3.907m x 3.650m) Constructed with a brick plinth and UPVC double glazed casements, a continuation of the Kardean flooring, radiator, TV aerial connection and French doors opening to the rear garden

KITCHEN/FAMILY ROOM 27' 5" x 13' 10" (8.382m x 4.221m) The kitchen area comprising of single bowl single drainer sink unit with centre mixer tap and adjacent granite worktop surfaces with an extensive range of drawers and base storage cupboards below incorporating a refrigerator and dishwasher. There is space for a range style cooker with granite splashback and extractor canopy above, extensive range of eye level units with under lighting, space for an American style fridge/freezer, cupboard housing the Worcester boiler serving the heating and domestic hot water supply, inset downlighting, pelmet lighting over the sink, door to side aspect, Kardean flooring. In the sitting area there is ample space for sofas, radiator, space for wall mounted TV, window to the side aspect and UPVC double glazed French doors with adjoining side screen to the rear garden

STAIRCASE WITH TWO HALF LANDINGS Leads to:

IMPRESSIVE GALLERIED FIRST FLOOR LANDING Window to front aspect, radiator, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and a loft hatch gives access to the roof space. Subject to the usual permissions there is space from the landing to access the roof space to provide further accommodation

BEDROOM 1 14' 5" plus wardrobes x 11' 10" (4.416m x 3.622m) Windows to the side aspect, window overlooking the rear garden, radiator, extensive range of floor to ceiling built in wardrobe units, matching bedside cabinets with box cupboards above and lighting over, TV aerial connection, air conditioning

EN-SUITE SHOWER ROOM Comprising of fully tiled shower cubicle, WC with concealed cistern, countertop sink with centre mixer tap with drawers and cupboard below and wall mounted units above with inset downlighting, heated towel rail, window, Kardean flooring



BEDROOM 2 13' 11" x 10' 10" (4.244m x 3.318m) Radiator, built in double wardrobe, air conditioning, built in dressing table and chest of drawers, window overlooking the rear garden, TV aerial point

BEDROOM 3 11' 10" x 11' 1" (3.621m x 3.397m) Radiator, window to the side aspect, windows overlooking the gardens, range of built in bedroom furniture including wardrobes, drawers and dressing table unit, TV aerial connection

BEDROOM 4 13' 11" x 8' 11" (4.244m x 2.721m) Radiator, window to front aspect, built in double wardrobe, built in chest of drawers units with space above for TV with TV aerial point

BATHROOM Suite comprising of 'P' shaped whirlpool bath with hand held shower attachment and rain shower head, WC with concealed cistern, wash hand basin with centre mixer tap and deep drawers below, fully tiled walls, Karndean flooring, two windows, chrome heated towel rail, inset downlighting

OUTSIDE - FRONT The property is approached over a driveway from Dunyeats Road where there is an area of parking and then electronically operated double gates open onto an extensive gravel driveway providing off road parking for a number of vehicles. To the side of the property there is a timber framed carport with lighting and to the front of the house a range of external lights. The driveway then opens up to a large area of lawn with well stocked borders with a number of specimen trees and shrubs and there is a timber deck with lighting and an enclosed gazebo. A gravel pathway leads to a more natural area of the garden where there are various rhododendrons and a pedestrian gate to the road. The driveway continues to the right hand side of the property where there is further parking with an outside tap and then the **DETACHED DOUBLE GARAGE** fitted with an electronically operated roller door. The garage has power and light available, space and plumbing for a washing machine and further appliance space, and a door leading to the rear garden. Leading between the garage and the house is a wrought iron gate which leads to a resin pathway and in turn to:

OUTSIDE - REAR Raised paved patio area with gazebo with power, lighting and heating. The rear section of the garden has then been predominantly laid to lawn again with well stocked flower and shrub borders and tucked away to the side of the property is a metal framed shed.

COUNCIL TAX BAND 'G' 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: 15523**

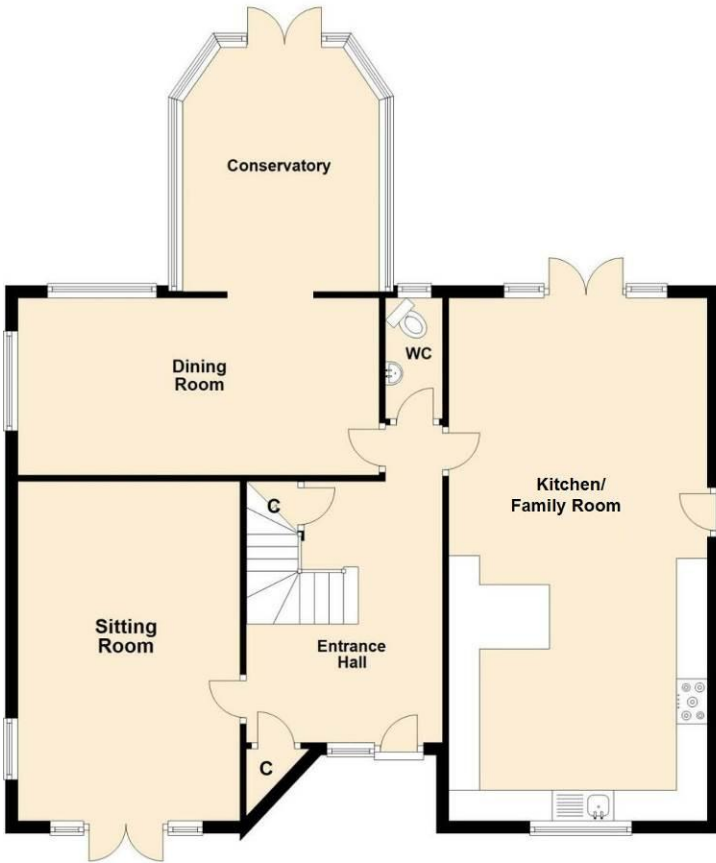




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor

Approx. 103.7 sq. metres (1115.7 sq. feet)



First Floor

Approx. 89.7 sq. metres (965.9 sq. feet)



Total area: approx. 193.4 sq. metres (2081.6 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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