



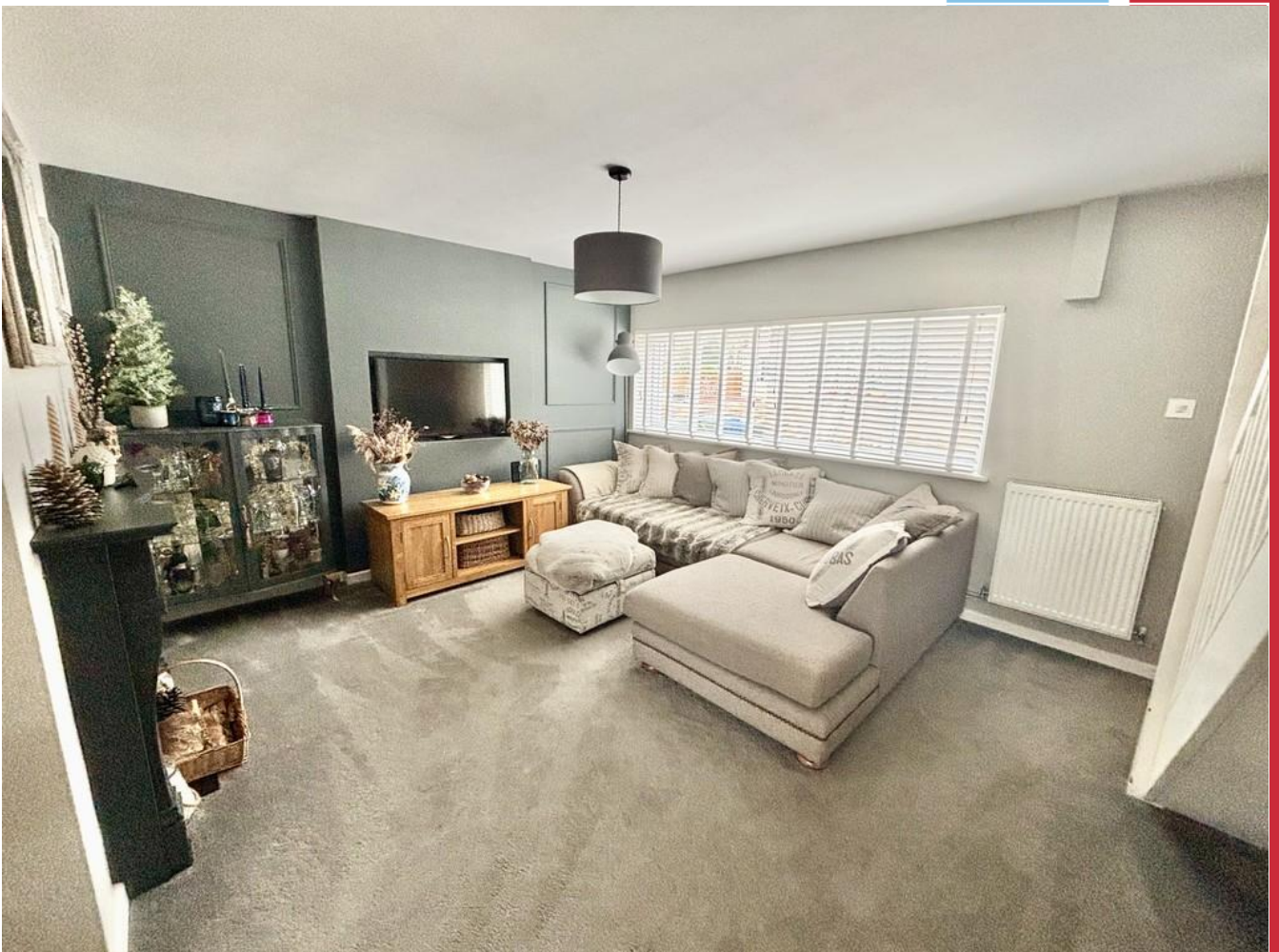
## 17 Mission Road, Broadstone BH18 8JJ

A superbly presented four bedroom, two bathroom family home which has been extended to offer a large kitchen/living space overlooking the south facing rear garden.

**EPC:** TBC **Council Tax Band:** D **Price:** £599,950 Freehold











## Key Features

- FOUR BEDROOM FAMILY HOME
- LARGE KITCHEN/LIVING ROOM WITH BI-FOLD DOORS
- LOUNGE & SEPARATE DINING ROOM
- MASTER BEDROOM WITH WALK IN WARDROBE & EN-SUITE
- EXCELLENTLY PRESENTED THROUGHOUT
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE SOUTH FACING REAR GARDEN
- GARDEN CABIN WITH BAR
- QUIET ESTABLISHED LOCATION

## The Property

Situated approximately half a mile from the centre of Broadstone is this excellently presented family home.

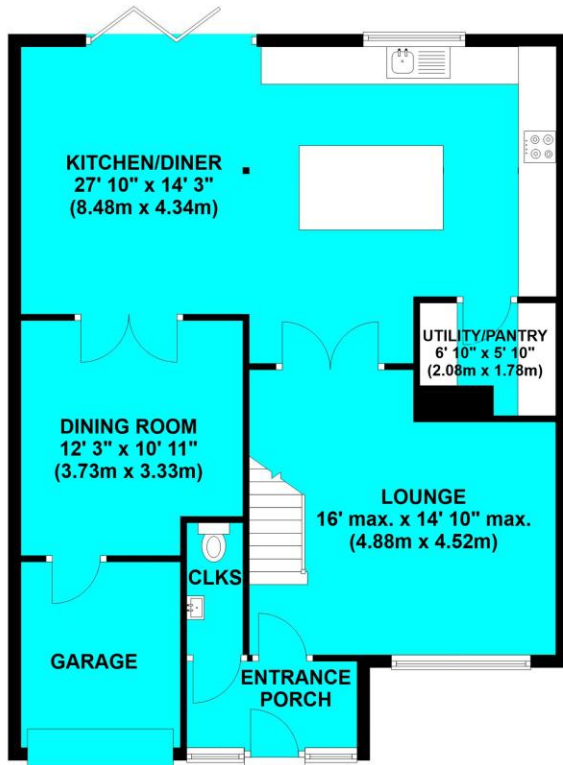
The property offers deceptive accommodation with an entrance hall with cloakroom with underfloor heating leading to a lounge and then extending to the full width of the property is a large kitchen/dining/living space with pantry/utility. There is then a separate dining room or study leading to the garage style store with electric up and over door.

To the first floor the master bedroom has a walk-in dressing area and en-suite shower room with underfloor heating and there are then three further bedrooms and the family bathroom.

The enclosed front garden provides good off road parking and the rear garden has been attractively arranged with a raised sun terrace stepping down to an area of artificial lawn for reduced maintenance and then a cabin/bar. The garden is fully enclosed and enjoys a sunny southerly aspect.

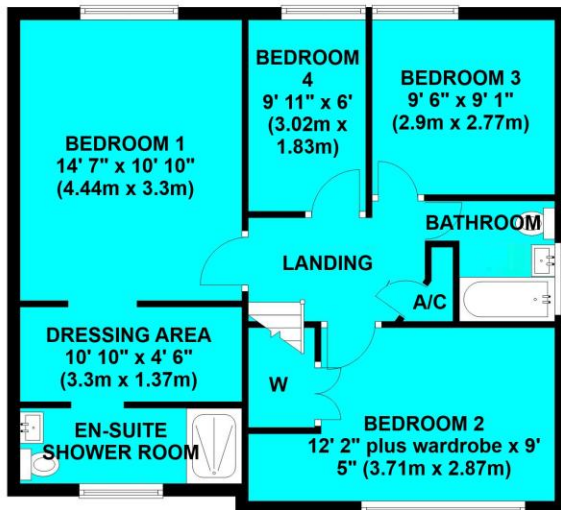
## GROUND FLOOR

Approx. 89.9 sq. metres (967.6 sq. feet)



## FIRST FLOOR

Approx. 63.3 sq. metres (681.8 sq. feet)



Total area: approx. 153.2 sq. metres (1649.3 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 and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(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	
WWW.EPC4U.COM			

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.

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