



35 NORTHBROOK ROAD, BROADSTONE, BH18 8HF
£625,000 FREEHOLD

A BEAUTIFULLY PRESENTED 3/4 BEDROOM DETACHED CHALET STYLE PROPERTY, RECENTLY REFURBISHED IN A HIGHLY CONTEMPORARY STYLE, IN A POPULAR ROAD WITHIN ABOUT HALF A MILE'S WALK OF BROADSTONE VILLAGE CENTRE.

SUMMARY:

Traditionally built in the 1960s, the property has stone and render elevations and a tiled roof. It is connected to all mains services, and has gas central heating, UPVC double glazing, quality floor coverings, and oak internal doors.

The house is well decorated, with a contemporary feel, and features a large open plan kitchen/living area, 3 bedrooms, 2 en suite shower rooms, a ground floor bathroom, landscaped gardens, off road parking for numerous vehicles, and a large single garage/workshop.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- 3/4 bedrooms
- Bathroom & 2 en suite shower rooms
- Impressive kitchen/dining/living area
- Garage & ample off road parking



DESCRIPTION:

A covered entrance way with a sandstone paved floor leads to an entrance hall with under stairs cupboard and walk-in boiler/coat cupboard housing a Glow Worm gas combination boiler.

The triple aspect living area includes bifold doors to the garden, and the kitchen, which has an attractive outlook over the rear garden, features contemporary units and work surfaces, double fan oven, ceramic hob, extractor, dishwasher, fridge, freezer and wine cooler.

Bedroom 3 has a built-in double wardrobe, and there is a fully tiled bathroom with bath (with shower and screen above), wash basin and WC.

Stairs lead to a first floor landing/study area with a large window overlooking the rear garden.

Bedroom 1 is a spacious room with 3 built-in wardrobes and an en suite shower room, and bedroom 2 has a built-in wardrobe and an en suite shower room.

The front garden is enclosed by timber fencing, and has a shingle driveway providing parking for numerous vehicles. The large single garage has timber doors, a personal door, and a workshop to the rear.



The rear garden is enclosed by close boarded fencing and laid to lawn, with sandstone terracing and pathways.

LOCATION:

Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school.

Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford. The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a mainline rail link to London Waterloo.

COUNCIL TAX: Band E

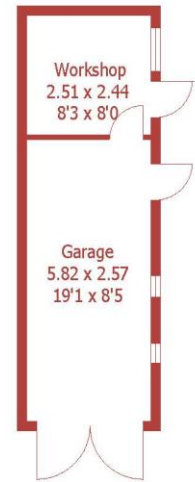
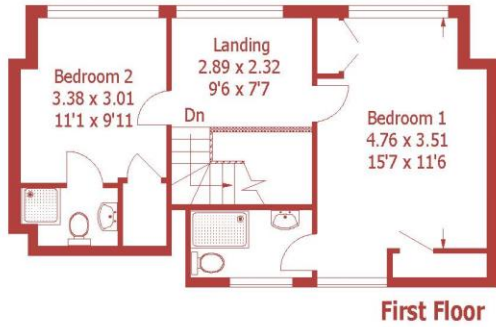
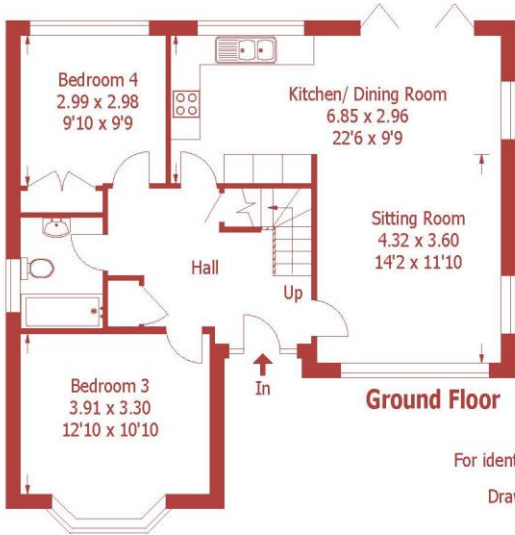
DIRECTIONS: From the centre of Broadstone, proceed along The Broadway towards Poole. Turn right into York Road and right into Northbrook Road.



35 Northbrook Road, Broadstone

Approximate Gross Internal Area :- 126 sq m / 1365 sq ft

Garage / Workshop Approximate Gross Internal Area :- 21 sq m / 227 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		84
(81-91)	B		
(69-80)	C		
(54-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 |

christopherbatten.co.uk

