

Christopher
Batten



One Day, 28 Anvil Crescent
Broadstone, BH18 9DY

Offers Over £625,000 Freehold



A beautifully refurbished and presented 4/5 bedroom detached chalet style property with integral garage and ample off road parking, situated in a quiet, established residential road within walking distance of the centre of Broadstone.

Extended and refurbished to a high standard of specification over the last 7 years, the property benefits from gas central heating, UPVC double glazing, a superb open plan kitchen/dining room with integrated appliances, a separate utility room, 3 bathrooms and a superb reception hallway with vaulted ceiling and galleried landing above.

There is detailed planning permission to fit a dormer window to add space and head height to the rear bedroom.

There is easy access to a wide range of amenities including a range of shops (including an M & S Food Hall), schools for all age groups, an 18-hole championship golf course, a leisure centre, and lovely walks in Delph Woods and along the Castleman Trailway. Bus services connect to the market town of Wimborne Minster and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Reception hall

Vaulted ceiling, Karndean flooring, built-in coat cupboard, and personal door to the garage

Cloakroom

Concealed cistern WC and wash basin

Shower room

Shower cubicle and wash basin

Sitting room

Large bay window to the front

Kitchen/dining room

Excellent range of contemporary high gloss units, granite worktops, island with 5-burner gas hob, Neff electric twin single ovens, full height fridge, integrated Bosch dishwasher, and French doors to the rear garden





Utility room

Sink, integrated full height freezer, space and plumbing for washing machine, and door to the garden

Study/bedroom 5

Bedroom 4

A double room with a walk-in closet

An attractive glazed ash staircase leads to the galleried first floor landing overlooking the hall

Bedroom 1

Excellent range of fitted wardrobes

En suite shower room

Walk-in shower, WC and wash basin

Bedroom 2

Sloping ceiling. Built-in wardrobe.

Bedroom 3

Sloping ceiling. Built-in wardrobe.

Family bathroom

Bath, wash basin and WC

Outside

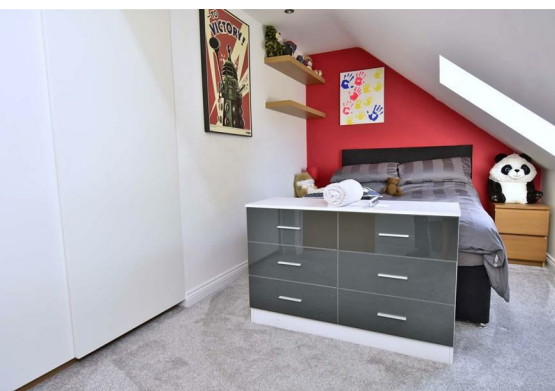
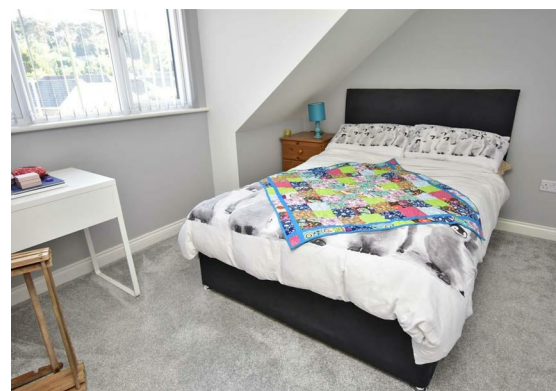
An in-and-out paved driveway provides ample off road parking and has a raised sleeper bed. The integral garage has an electric door, lighting, power points, a wall mounted gas central heating boiler and a pressurised hot water cylinder. A side gate leads to the nicely enclosed rear garden which has a full width paved terrace, raised sleeper beds, steps to a raised lawn with flower and shrub borders, and a timber shed

Directions

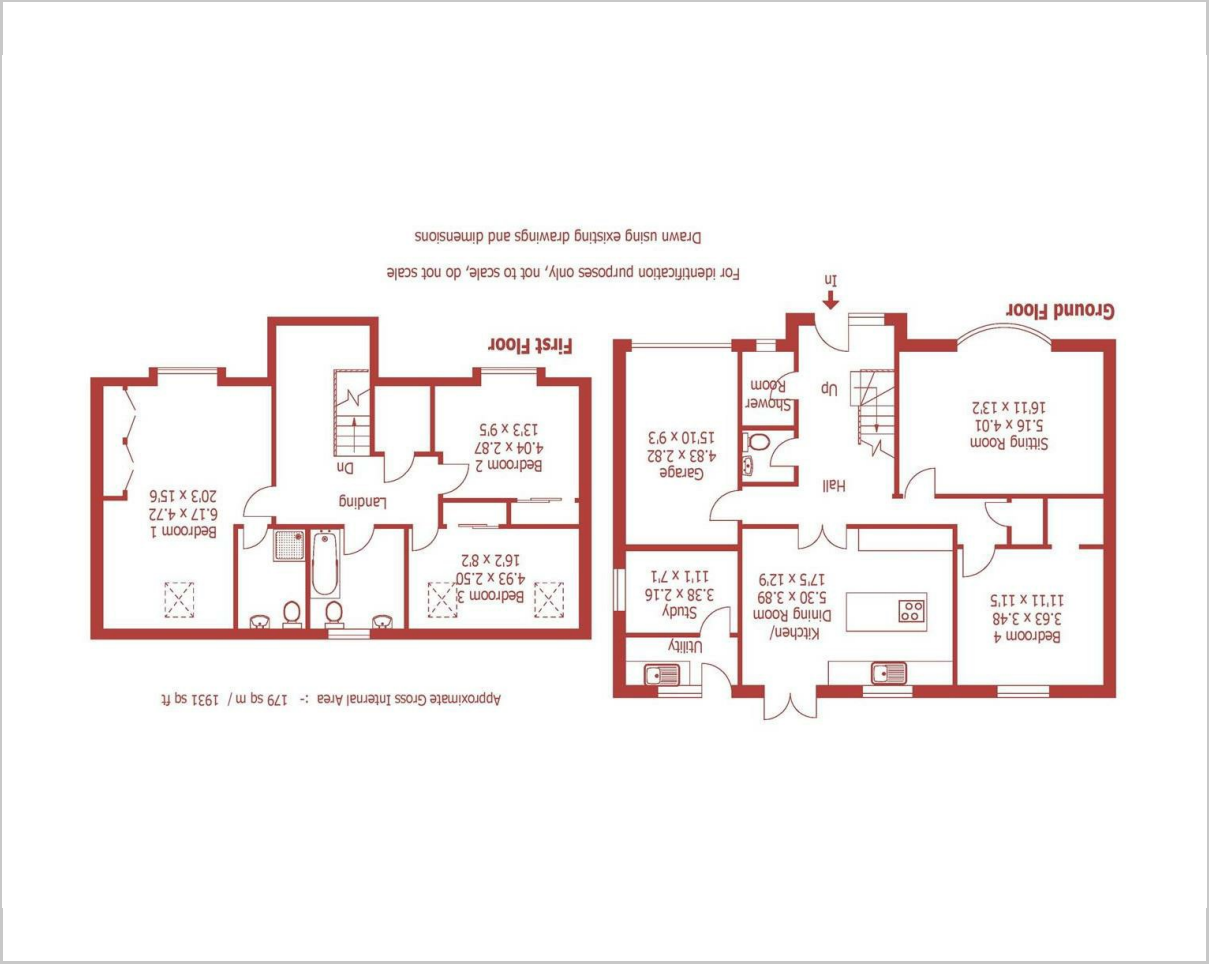
From the roundabout at the centre of Broadstone, proceed into Higher Blandford Road, and turn left at the traffic lights into Springdale Road. Take the second turning on the right into Springdale Avenue. At the T-junction, proceed ahead into Lancaster Drive, and turn left into Anvil Crescent

Council Tax

Band D



Floor Plan



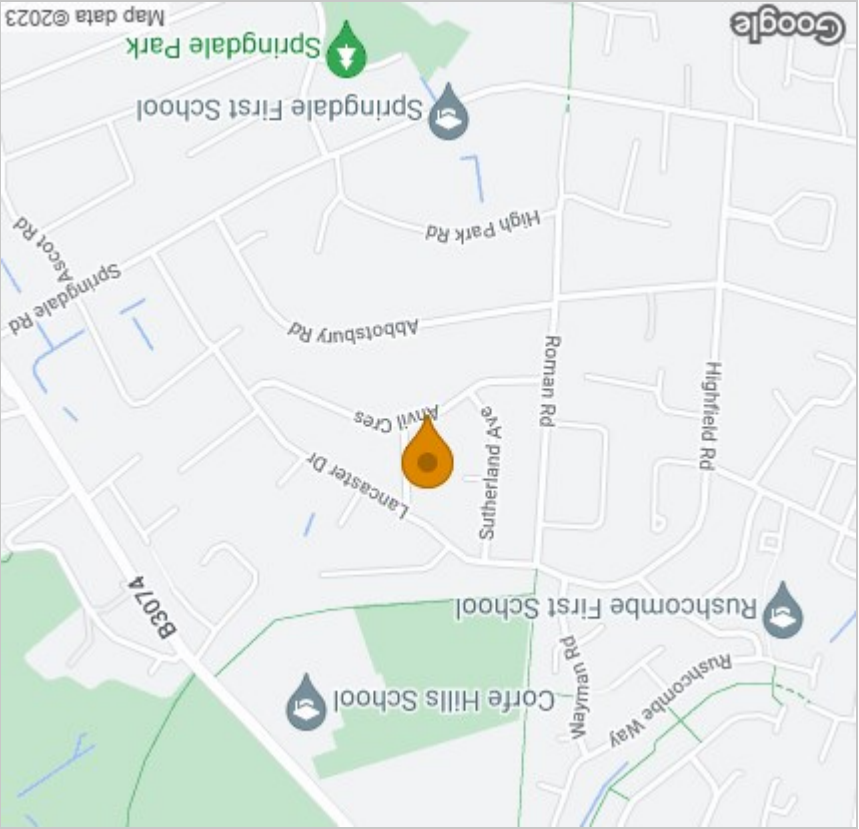
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

