

**144 Clarendon Road, Broadstone,
BH18 9HZ**

**£650,000
Freehold**



A superb four/five bedroom family home situated in a sought after location within level walking distance of the centre of Broadstone, heathland and popular schooling. The property benefits from gas fired heating with underfloor heating to the ground floor and radiators to the first floor, UPVC double glazing and an alarm system. There is generous and flexible accommodation with bedrooms arranged to both the ground and first floor. A particular feature of the home is the large reception hall which opens through to a contemporary well equipped kitchen and utility room and then a large conservatory enjoying an elevated outlook over the rear garden. To the first floor there is an impressive master bedroom with Juliette balcony and en-suite shower room and then two further bedrooms and a family bathroom. To the front of the house is a block paved driveway and to the rear there is a large sun deck perfect for entertaining which then steps down to the large rear garden. Vendor Suited.

COMPOSITE DOUBLE GLAZED FRONT DOOR With adjoining side screen and outside lighting leads to the:

IMPRESSIVE RECEPTION HALL 24' 5" x 6' 6" (7.44m x 1.98m) Smooth plastered ceiling with downlighting, attractive wood effect Karndean style flooring, understairs storage cupboard with light and shelving

CLOAKROOM White suite comprising of WC with concealed cistern and vanity shelf above, floating wash hand basin with centre mixer tap, smooth plastered ceiling with extractor fan, window, half tiled walls, ceramic tiled floor

LOUNGE 13' 3" x 11' 9" (4.04m x 3.58m) Smooth plastered ceiling with inset downlighting, space suitable for wall mounted TV with TV aerial connection, 2 USB points, UPVC double glazed doors open to:



CONSERVATORY 9' 8" x 5' (2.95m x 1.52m) Constructed with a brick plinth and then UPVC double glazed windows and UPVC double glazed roof, three wall light points, power points available, continuation of the underfloor heating, wood effect Karndean style flooring, UPVC double glazed French doors returning to the kitchen and two pairs of UPVC French doors open to the decking and rear garden



KITCHEN/BREAKFAST ROOM 13' 4" x 13' 2" (4.06m x 4.01m) Comprising of a range of white gloss units with quartz worksurfaces comprising of a one and a half bowl stainless steel sink unit with centre mixer tap with a range of base storage cupboards below with an integrated dishwasher and eye level wall mounted units over with underlighting, space suitable for an upright fridge/freezer, central quartz island incorporating a breakfast bar and a range of drawers and base storage cupboards below, further quartz worksurfaces with an inset five ring Bosch hob with splashback and extractor fan over with drawers and base storage cupboards under, eye level wall mounted units above with underlighting and to the side a Neff double oven with built in surrounding cupboards, smooth plastered ceiling with inset downlighting, continuation of the flooring from the reception hall and conservatory, window to side aspect, door to:



UTILITY ROOM 9' 8" x 5' (2.95m x 1.52m) Quartz worksurfaces with inset sink unit with centre mixer tap with two base storage cupboards below and space and plumbing available for an automatic washing machine and tumble dryer, eye level wall mounted units over, one concealing the Worcester boiler serving the heating and domestic hot water supply and built in larder style cupboard, smooth plastered ceiling, extractor fan, UPVC double glazed door to the side and continuation of the flooring

BEDROOM 4/SECOND SITTING ROOM 13' 3" x 9' 7" (4.04m x 2.92m) Smooth plastered ceiling, window to front aspect

BEDROOM 5/STUDY 13' x 9' 10" (3.96m x 3m) Smooth plastered ceiling, window to front aspect, TV aerial connection

FROM THE RECEPTION HALL, A STAIRCASE WITH HALF LANDING With window to the side and two Velux windows above leads to:

FIRST FLOOR LANDING Radiator, cupboard concealing the pressurised hot water cylinder with fitted immersion and a loft hatch gives access to the roof space



BEDROOM 1 17' 10" plus wardrobes x 11' 6" (5.44m x 3.51m) Smooth plastered ceiling, radiator, 2 USB points, running across the full width of the room is a range of contemporary floor to ceiling sliding wardrobes leading to deep storage space with hanging and shelving, window to side aspect, UPVC double glazed French doors with glazed Juliette balcony overlooking the rear garden



EN-SUITE SHOWER ROOM Comprising of double shower cubicle with hand held shower attachment and rain fall shower head, fully tiled walls, WC with concealed cistern with vanity shelf above, floating wash hand basin with centre mixer tap, smooth plastered ceiling with inset downlighting, extractor fan, window, chrome heated towel rail, ceramic tiled floor

BEDROOM 2 18' 6" x 14' 6" (5.64m x 4.42m) Smooth plastered ceiling, radiator, USB point, TV aerial point, access to eaves storage cupboard, window to front aspect

BEDROOM 3 10' 7" x 7' (3.23m x 2.13m) Dual aspect windows, TV aerial point, radiator

BATHROOM Of a very good size and comprising of panel enclosed bath with centre mixer tap, WC with concealed cistern, floating wash hand basin with centre mixer tap, vanity shelf above, fully tiled shower cubicle with hand held shower attachment and rain fall shower head, smooth plastered ceiling with inset downlighting and extractor fan, window to side aspect, fully tiled walls, ceramic tiled floor, chrome heated towel rail



OUTSIDE - FRONT To the front of the property there is a close boarded fence leading on to a block paved driveway providing off road parking for a number of vehicles. The garden is enclosed on both sides by either hedgerow or panelled fencing. A pathway to the side of the house leads via a gate to:



OUTSIDE - REAR Directly to the rear of the house is an expansive deck area enclosed by balustrading with two sets of steps leading down to a hardstanding where there is currently a hot tub (available by separate negotiation), this area is partly enclosed by paving and there is a stocked border. The garden then opens up to a good size area of lawn with raised vegetable bed and an ornamental fishpond, and to the rear of the garden there is a childrens' play area, two substantial storage sheds (the larger of which may be available subject to negotiation) and a timber enclosed compost heap. The rear garden enjoys a sunny aspect and is fully enclosed predominantly by timber panelled fencing and then by established hedgerow. Water tap and power point.

COUNCIL TAX BAND 'F' This information has been supplied by Bournemouth, Christchurch and 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: 14493**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		66	81
EU Directive 2002/91/EC			

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