

**48 Northbrook Road, Broadstone,
BH18 8HE**

**Offers Over
£475,000
Freehold**



A detached family home situated in a private road and within easy reach of the centre of Broadstone. The property benefits from gas fired heating with radiators and UPVC double glazing and a particular feature is the large living accommodation with impressive lounge with balcony and a large kitchen/dining room. To the ground floor there is a generous reception hall, three bedrooms, a utility area and family bathroom, a driveway provides off road parking and leads to the integral garage and there is a westerly facing rear garden.

UPVC DOUBLE GLAZED FRONT DOOR With matching glazed side screens leads to:

RECEPTION HALL Smooth plastered coved ceiling with inset downlighting, radiator, telephone connection, wall mounted heating thermostat control, grey wood effect laminate flooring, personal door to garage

BEDROOM 1 13' x 10' 10" (3.96m x 3.3m) Coved smooth plastered ceiling, window to front aspect, wood effect laminate flooring, radiator, built in wardrobes

BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m) Coved smooth plastered ceiling, radiator, built in double door and single door wardrobe unit and UPVC double glazed patio doors to the rear garden

BEDROOM 3 8' 6" x 8' 6" (2.59m x 2.59m) Coved smooth plastered ceiling, radiator, window overlooking the rear aspect

UTILITY AREA Space and plumbing available for an automatic washing machine and tumble dryer, ceramic tiled floor, coved ceiling with light, wall mounted units

BATHROOM White suite comprising of panel enclosed bath with centre mixer tap, wall mounted shower attachment and shower controls, inset wash hand basin with cabinets below, WC with concealed cistern, inset downlighting, two windows, ceramic tiled floor, partly tiled walls, radiator

STAIRCASE FROM THE MAIN RECEPTION HALL LEADS TO:

FIRST FLOOR LIVING ROOM 19' 7" x 18' (5.97m x 5.49m) Coved smooth plastered ceiling with inset downlighting, two radiators, ornamental fireplace with gas fire, TV aerial connection, UPVC French doors with windows to either side lead to:

BALCONY Which enjoys an elevated aspect to the front and is enclosed by balustrading

KITCHEN/DINING ROOM 23' 7" x 13' 3" (7.19m x 4.04m) An impressive room comprising of white gloss units with a one and a half bowl single drainer sink unit with centre mixer tap and adjacent worksurfaces with a range of drawers and base storage cupboards below with integrated Bosch dishwasher, four ring Bosch gas hob with extractor canopy above and a range of eye level wall mounted units, to the side there is an electric double oven with cupboards above and below, to the side a pull out larder style cupboard and adjacent to this an integrated fridge and freezer, coved smooth plastered ceiling with inset downlighting with loft hatch giving access to the roof space, ceramic tiled floors, radiator, ample space for dining table and chairs, fitted dresser style unit matching the kitchen units and windows to both the front and rear aspect



OUTSIDE - FRONT The front garden has been arranged for ease of maintenance being predominantly laid to a curved paved patio area, there is then a raised Purbeck stone border stocked with a number of plants and a tarmac driveway provides off road parking and leads to the INTEGRAL GARAGE. The garage has power and light available, personal door to the main reception hall, window and door to side aspect and a wall mounted Glow Worm boiler serving the heating and domestic hot water supply. Subject to the usual building regulations, the garage could be converted to provide a fourth bedroom with en-suite which plans had been drawn up for. Access to the rear garden can be gained from the side of the property

OUTSIDE - REAR Running across the full width of the house there is a paved patio with water tap and lighting, the patio is partly enclosed by a low brick wall with a pergola, this then leads on to areas of lawn which are enclosed to the side boundaries by timber panelled fencing. To the side of the house there is a lean-to storage shed.

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

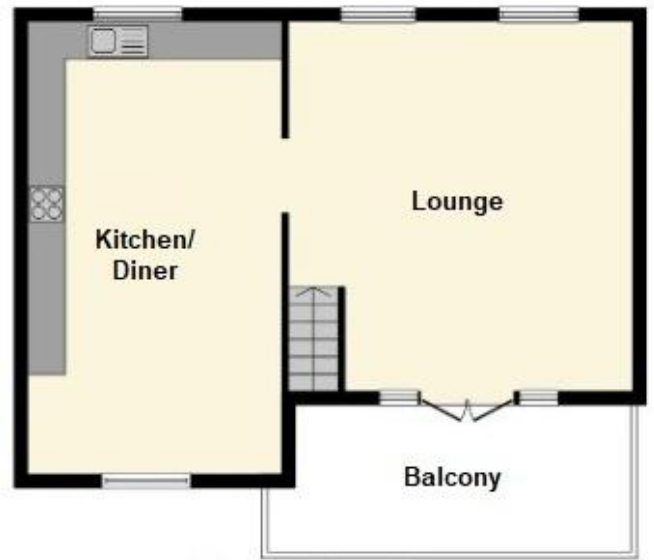
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

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