

57 Roman Road  
Broadstone BH18 9DH

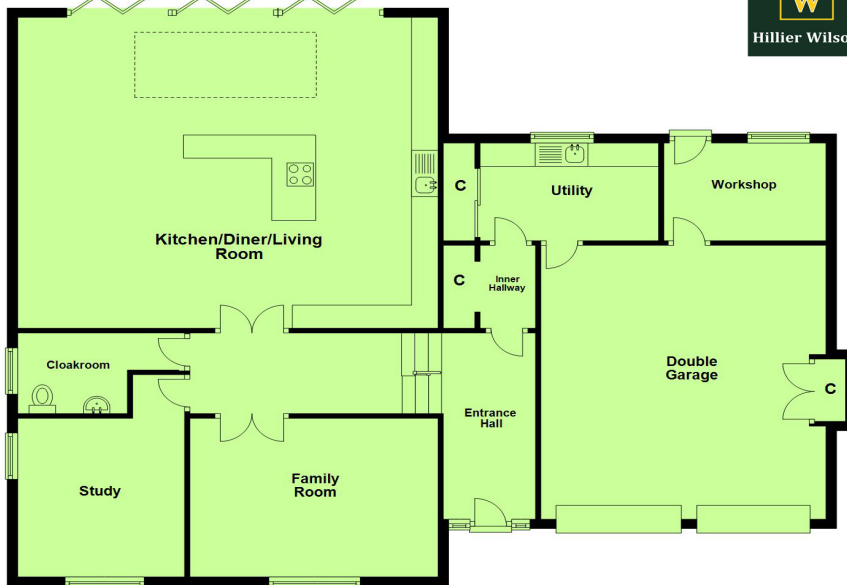
Price **£975,000** Freehold



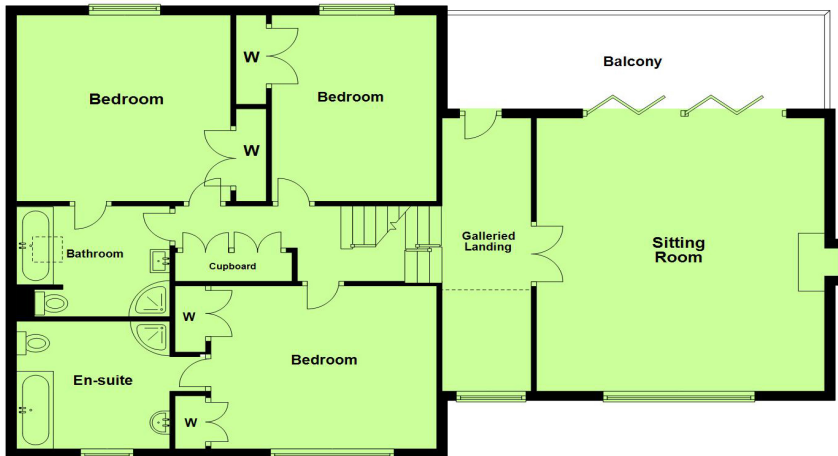
A TRULY OUTSTANDING FOUR/FIVE BEDROOM,  
THREE BATHROOM DETACHED FAMILY RESIDENCE  
SET IN A VERY QUIET LOCATION ON BROADSTONE'S  
ROMAN ROAD. BENEFITING A BEAUTIFULLY EXTENDED  
KITCHEN/DINING/LIVING ROOM TO THE REAR.



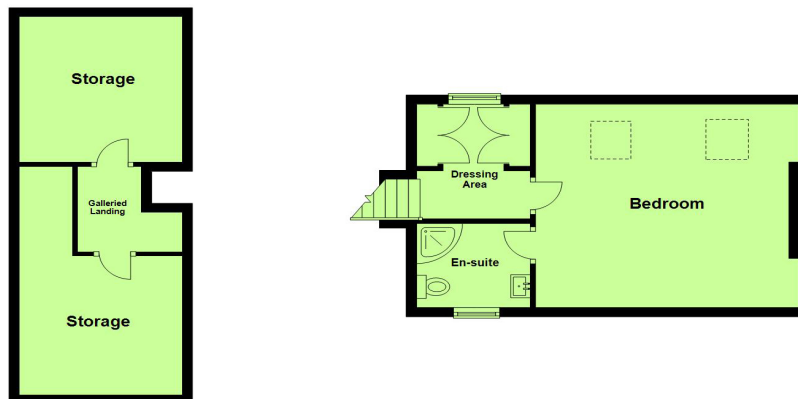
**Ground Floor**  
Approx. 152.5 sq. metres (1641.3 sq. feet)



**First Floor**  
Approx. 117.4 sq. metres (1263.2 sq. feet)



**Second Floor**  
Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 326.4 sq. metres (3513.0 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 or 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.

**\* ENTRANCE HALLWAY**

**\* UTILITY ROOM 13'8" x 6'9" (4.2m x 2.1m)**

**\* KITCHEN/DINING/LIVING ROOM 24'6" x 24' (7.49m x 7.31m)**

**\* STUDY 12'8" x 10'4" (3.9m x 3.16m)**

**\* FAMILY ROOM/BEDROOM FIVE 13'8" x 12'8" (4.2m x 3.9m)**

**\* CLOAKROOM 7'3" x 6'4" (2.22m x 1.95m)**

**\* STAIRS TO FIRST FLOOR GALLERIED LANDING 11'8" x 6'4"  
(3.59m x 1.95m)**

**\* SITTING ROOM 19'8" x 17'9" (6.03m x 5.45m)**

**\* BEDROOM TWO 13'4" x 12'8" (4.08m x 3.9m)**

**\* EN SUITE BATHROOM 9' x 8'3" (2.74m x 2.52m)**

**\* BEDROOM THREE 11'9" x 10'4" (3.62m x 3.16m)**

**\* "JACK & JILL" BATHROOM 10'2" x 8'4" (3.1m x 2.56m)**

**\* BEDROOM FOUR 10'4" x 10'1" (3.16m x 3.07m)**

**\* STAIRS TO SECOND FLOOR**

**\* BEDROOM ONE 15'9" x 14' (AGENTS NOTE: SLOPING CEILING)  
(4.84m x 4.26m)**

**\* DRESSING ROOM 7'9" x 6'8" (2.4m x 2.07m)**

**\* EN SUITE SHOWER ROOM 7'9" x 7' (2.4m x 2.13m)**

**\* FRONT AND REAR GARDENS**

**\* DOUBLE GARAGE WITH WORKSHOP**

**\* DRIVEWAY PROVIDING OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**

**\* ALARM AND WIRED CCTV INSTALLED**







**ABOUT THIS PROPERTY**

Hardwood glazed front door leads to the entrance hallway. Utility room with a range of wall mounted and base storage cupboards and drawers, further built in storage cupboards, single bowl single drainer sink unit with mixer tap, roll top work surfaces, space and plumbing for washing machine and tumble dryer and personal door to the double garage.

Stairs rise from the entrance hallway to the first floor. The kitchen/dining/living room has been tastefully extended and comprises a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated double oven, integrated double dishwashers and wine chiller fridge, island with drawers and cupboards, four ring burner induction hob with extractor fan above, space for American style fridge/freezer and bi-fold doors to the rear garden. Also to the first floor is the family room/bedroom five to the front aspect, a study with dual aspect windows and cloakroom with low level flush WC, wash hand basin with mixer tap, vanity unit beneath and wall mounted heated towel rail.

Stairs rise to a beautiful galleried landing with a door to the raised decking area at the rear of the property. Double opening doors lead to the sitting room with a feature stone fireplace, window to the front aspect and bi-fold doors to the raised decking area.

Stairs rise from the galleried landing to the second floor where bedrooms two, three and four can be found. There are built in wardrobes to bedroom two together with an en suite bathroom comprising panel enclosed bath with mixer tap, wall mounted wash hand basin with mixer tap and vanity unit beneath, low level flush WC, fully tiled shower cubicle and wall mounted heated towel rail. There is a "Jack & Jill" en suite bathroom/family bathroom adjoining bedroom three. Bedrooms three and four also have built in wardrobes. There is a built in airing cupboard to the second floor.

Stairs rise again to bedroom one with its own dressing room and en suite shower room comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle and wall mounted heated towel rail.

The front garden is mainly laid to lawn with shrub borders. The block paved driveway provides off road parking and leads to the double garage with remote electric door and workshop to the rear. There is an additional driveway to the left hand side of the property with five bar gate providing parking for two cars and also giving access to the top garden. The rear garden is set on different levels with a large elevated decking area with outdoor power and lights on both the lower and upper decking, additional decking area and lawn and steps rising to a further lawned area. Integrated shed with outdoor tap/power under the balcony.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the fourth turning on the right into High Park Road. At the end of the road, turn left into Roman Road.

**COUNCIL TAX:** Band G BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**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.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1698**