

**2 Lewesdon Drive, Broadstone,
BH18 9HF**

**Price Guide:
£650,000
Freehold**



An excellently presented and sympathetically extended five bedroom, four bathroom chalet style home situated within walking distance of the centre of Broadstone and also popular schooling. This home offers flexible accommodation with bedrooms to both the ground and first floor and a particular feature is the magnificent kitchen/dining room which connects to both the lounge/dining area and the office which is ideal for working from home. The gardens have been arranged for ease of maintenance having borders stocked with numerous specimen plants and there is parking for up to five vehicles as well as a garage. There is gas fired central heating with radiators and UPVC double glazing.

A PAVED PATHWAY WITH WROUGHT IRON BALUSTRADING Leads to the double glazed composite front door with matching side screens

RECEPTION HALL Smooth plastered ceiling, radiator, shelved understairs storage cupboard and adjacent drying cupboard with hanging rails and radiator

GROUND FLOOR SHOWER ROOM With fully tiled shower cubicle, WC, wash hand basin with cabinets below, coved ceiling, window, ceramic tiled floor, chrome heated towel rail and connecting door to the guest bedroom 5

LOUNGE 22' 5" x 11' 11" (6.83m x 3.63m) A triple aspect room with UPVC double glazed sliding patio doors to the rear garden, radiator, remote controlled contemporary living flame gas fire, TV aerial connection. The lounge opens through to:

DINING AREA 12' 7" x 9' (3.84m x 2.74m) Window to side aspect, radiator, connecting door to reception hall, door to:

KITCHEN/DINING ROOM 28' 10" x 14' 1" (8.79m x 4.29m) The kitchen area comprises of a one and a half bowl single drainer sink unit with fitted hot water boiler providing constant boiling water for drinks etc., adjacent roll top worksurfaces with a range of soft close base storage cupboards with an integrated dishwasher and washing machine, drinks fridge and eye level wall mounted units with integrated microwave with underlighting. In the centre of the kitchen is a large island with drawers and base storage cupboards below with an integrated five ring induction hob with extractor canopy above, there are two integrated electric ovens with a range of units below and to the side, an integrated fridge and freezer with one of the cupboards concealing the Worcester boiler serving the heating and domestic hot water supply. The kitchen has a range of downlighting, a large bow window to the front aspect, tile effect click/lock hard wearing modern flooring and radiator. In the dining area there is ample space for a table and chairs, a radiator, continuation of the tile effect click/lock flooring, a long worktop surface with base storage cupboards below, coved smooth plastered ceiling with inset downlighting and patio doors and UPVC glazed door overlooking a side area of garden. A door from the kitchen leads to:

OFFICE 13' 11" x 8' 10" (4.24m x 2.69m) Window, radiator, smooth plastered ceiling with inset downlighting, door to outside, a second staircase leading to the first floor accommodation, a built in desk top unit, wall mounted cupboard, telephone point and ample power points

BEDROOM 5 10' 10" x 9' (3.3m x 2.74m) Coved ceiling, radiator, window, door giving access to the ground floor shower room

THE STAIRCASE FROM THE OFFICE LEADS TO:

FIRST FLOOR MASTER BEDROOM 13' 10" x 10' 10" (4.22m x 3.3m) Feature window to the front aspect, smooth plastered vaulted ceiling, radiator, range of built in wardrobes

EN-SUITE SHOWER ROOM Comprising of a shower cubicle with hand held shower attachment and rain shower head, WC, inset wash hand basin with cabinet below and splashback, chrome heated towel rail, inset downlighting, extractor fan and window, tile effect flooring

STAIRCASE FROM THE MAIN RECEPTION HALL LEADS TO:



FIRST FLOOR LANDING

BEDROOM 2 13' 10" max. x 13' 3" (4.22m x 4.04m) Smooth plastered ceiling, radiator, telephone point, access to eaves storage, range of built in wardrobes

EN-SUITE SHOWER ROOM Comprising of double fully tiled shower cubicle, WC with concealed cistern, wash hand basin with cabinet below, electric shaver point, ceramic tiled floor, chrome heated towel rail, Velux window, extractor fan

BEDROOM 3 13' 3" x 10' 4" (4.04m x 3.15m) Radiator, window overlooking the rear garden, access to eaves storage space, range of built in wardrobes

BEDROOM 4 11' 4" x 7' 3" (3.45m x 2.21m) Radiator, numerous power points as this room was once used as an office space, window

FAMILY BATHROOM A contemporary white suite comprising of panel enclosed bath with centre mixer tap, WC with concealed cistern, inset wash hand basin with cabinet below, double shower cubicle with hand held shower attachment and rain shower head, bidet, smooth plastered ceiling, window, tile effect flooring, chrome heated towel rail

OUTSIDE - FRONT The property is situated on a generous corner plot. To the front of the house there is an established conifer hedgerow with pergola leading onto a paved pathway which accesses the front door. The garden then has been predominantly laid to paving for ease of maintenance and borders stocked with numerous specimen shrubs. A block paved driveway and turning space leads to the DETACHED SINGLE GARAGE fitted with an electronically operated up and over door, the garage having power and light, a UPVC window and UPVC double glazed door to the rear garden. Located to the right hand side of the property is a generous driveway reached by a second vehicle access point where there is a block paved driveway for two vehicles and then a generous paved patio area where the current owners keep their motorhome. This section of the garden is enclosed by a low conifer hedgerow. A paved pathway then leads to:

OUTSIDE - REAR There is an attractive enclosed patio with raised brick built borders, gate to the front of the property, outside power points and lighting and then a pergola archway gives access to the rear section of garden where there is a raised paved patio with electric sun awning and outside lighting, this then steps down to further shaped patio areas with borders stocked with a number of flower and shrubs.

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.

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GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 1814 sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk