

**96 York Road, Broadstone, Dorset,
BH18 8EU**

**£499,950
Freehold**



What can only be described as one of the finest semi-detached character homes we have seen in a very long time! This beautifully appointed property has been improved beyond recognition and now provides a spacious three double bedroom family home with fantastic ground floor living accommodation to include sitting room with fireplace, snug, beautifully crafted kitchen/breakfast room with full range of Neff appliances, utility/laundry area, downstairs cloakroom, three double bedrooms with built in furniture, with the master bedroom having a dressing room and en-suite shower room, family bathroom, large driveway, together with a beautifully landscaped west facing rear garden. Only upon internal inspection can one fully appreciate this truly fine property.

COVERED PORCH Double glazed composite door leads to:

RECEPTION HALL Karndean flooring, radiator, useful understairs area

SITTING ROOM 13' 8" x 12' 6" (4.17m x 3.81m) A bright and airy room with bay window to the front elevation, radiator, TV point, fireplace with open flue

SNUG 12' 2" x 11' 4" (3.71m x 3.45m) Karndean flooring, radiator, recessed log store, window to side elevation, through way to:

OUTSTANDING KITCHEN/DINING ROOM 16' 8" x 11' 6" plus recess (5.08m x 3.51m) Beautifully fitted Wren kitchen with extensive range of wall and floor mounted cupboards, fitted worksurfaces and mosaic tiled walls, inset one and a half bowl sink unit, fitted water softener, full range of Neff appliances to include integrated dishwasher, oversize induction hob with extractor hood above, two built in ovens, integrated eye level microwave oven, integrated Samsung American style smart fridge/freezer with integrated ice dispenser and intelligent screen with internet connection and speaker system, useful walk in larder area with fitted workspace, additional shelving and cupboard, fitted breakfast bar, Amtico flooring, radiator, two Velux windows affording a high degree of natural light, window to side elevation, double glazed French doors lead out to the beautifully landscaped garden

UTILITY/LAUNDRY AREA Range of built in cupboards, plumbing and space for a washing machine/tumble dryer, radiator, Karndean flooring, window to rear elevation

DOWNSTAIRS CLOAKROOM Suite comprising WC with concealed cistern, wash hand basin with vanity unit, Karndean flooring, radiator, window to front elevation

EASY TREAD STAIRCASE WITH GLAZED WOODEN BALUSTRADE Leads to:

FIRST FLOOR LANDING Useful additional storage area, access to loft space

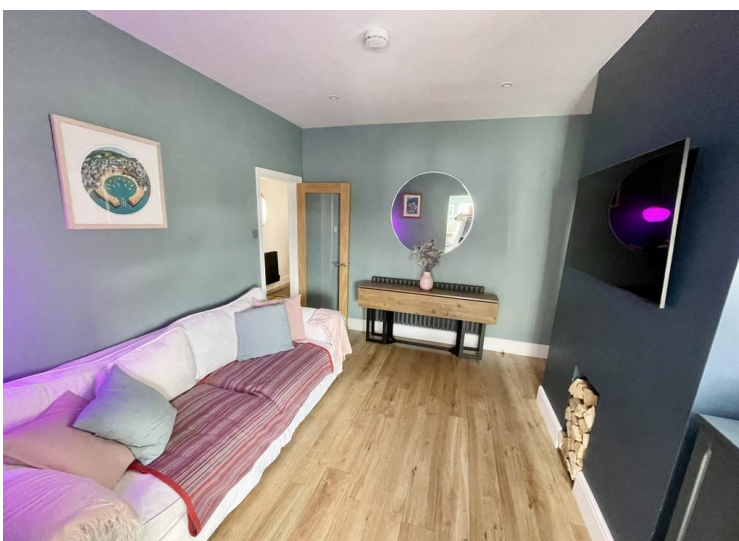
MASTER BEDROOM 13' 8" x 10' 4" into bay (4.17m x 3.15m) Radiator, bay window to front elevation with distant view, through way to:

EN-SUITE DRESSING ROOM Built in double wardrobe with sliding doors, adjacent chest of drawers and cupboard, radiator, window overlooking rear garden, door to:

WELL APPOINTED EN-SUITE SHOWER ROOM Suite comprising walk in oversize shower with thermostatically controlled shower with hand held hose and additional rain shower above, useful recessed storage shelf, close coupled WC, wash hand basin with vanity unit, part tiled walls, tiled flooring, heated towel rail, window to front elevation

BEDROOM 2 12' 2" x 11' 6" (3.71m x 3.51m) Radiator, range of fitted furniture to include double wardrobe, cupboards, dressing table with chest of drawers, additional shelving, window overlooking rear garden

BEDROOM 3 12' x 9' 2" max. (3.66m x 2.79m) Radiator, range of built in wardrobes, adjacent cupboard with shelving above, window overlooking rear garden



FAMILY BATHROOM Beautifully appointed suite comprising panelled bath with mixer taps, wall mounted thermostatically controlled shower with rain shower above, close coupled WC, wash hand basin with vanity unit, tiled walls, tiled flooring, heated towel rail, wall mounted cupboard with mirrored door, window to front elevation

OUTSIDE - FRONT To the front of the property there is a tarmac driveway providing parking for several vehicles. Outside tap.

OUTSIDE - REAR The property benefits from a good size landscaped rear garden which enjoys a pleasant westerly aspect. There is an extensive porcelain tiled patio/ bbq/entertaining area with space for hot tub, this area continues to a covered pergola which is ideal for alfresco dining. There is an artificial lawned area bordered by a variety of shrubs, matching block built wall and timber panelled fencing, to the rear of the plot is a timber garden store with power, there is an outside tap and external power supply.

COUNCIL TAX BAND 'D' 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: 15076**

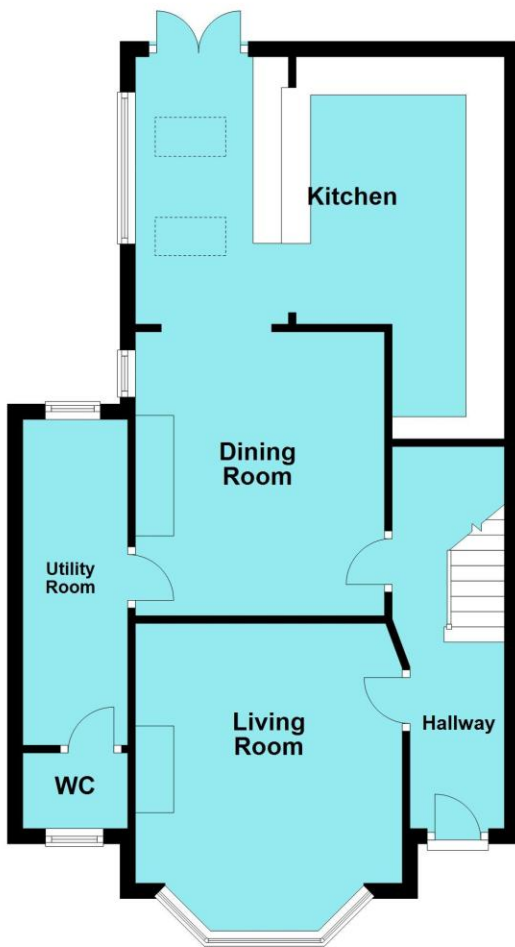


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 70 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



Total area: approx. 111.2 sq. metres (1196.5 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.

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