

**7 Brookdale Farm, Broadstone,  
BH18 9BH**

**Price Guide:  
£450,000  
Freehold**

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**Situated in this delightful courtyard style setting is this modern, two bedroom, detached home. The house is conveniently situated within just a few moments walk into the centre of Broadstone. The house benefits from double glazed windows and gas fired heating and one of the features is a particularly good size living room which overlooks the sunny southerly courtyard style garden. Also to the ground floor is the cloakroom, a kitchen/breakfast room and then stairs lead to two first floor double bedrooms and a shower room. A block paved driveway provides off road parking for two vehicles and the house is offered for sale with the benefit of No Forward Chain.**

**FRONT DOOR** With adjoining glazed side screen and outside light points leads to:

**RECEPTION HALL** 12' 3" x 6' (3.73m x 1.83m) Coved smooth plastered ceiling, wall mounted heating thermostat control, radiator, understairs storage cupboard

**CLOAKROOM** A white suite comprising of WC with wash hand basin, half tiled walls, ceramic tiled floor, radiator, coved smooth plastered ceiling with extractor fan

**A GLAZED DOOR WITH ADJOINING SIDE SCREEN**  
Leads from the hall to:

**LOUNGE** 18' x 7' 9" (5.49m x 2.36m) Coved smooth plastered ceiling, two radiators, light dimmer control switch, red brick ornamental fireplace with quarry tiled hearth and display mantel over, TV aerial connection, windows to the front and rear aspect, French door with adjoining glass screens overlook the rear garden

**KITCHEN/BREAKFAST ROOM** 12' 8" lengthening to 18' max. x 10' 9" (3.86m x 3.28m) A range of pine style units comprising of a one and a half bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated electric double oven with four ring gas hob above and extractor canopy over, automatic washing machine and tumble dryer, fridge/freezer, built in tall larder style cupboard, coved smooth plastered ceiling, dual aspect windows, ceramic tiled floor, radiator, cupboard concealing the Glow Worm boiler serving the heating and domestic hot water supply

**A STAIRCASE WITH HALF LANDING AND VELUX WINDOW** Leads to:

**FIRST FLOOR LANDING** Linen cupboard with shelving and heater

**BEDROOM 1** 13' 2" x 12' 8" (4.01m x 3.86m) Radiator, Velux window, built in wardrobe

**BEDROOM 2** 11' 4" max. x 11' (3.45m x 3.35m) Two built in double wardrobes and drawers and cabinets, Velux window, radiator

**SHOWER ROOM** Fitted with a walk in shower cubicle, inset wash hand basin with double cupboard below, WC with concealed cistern, window, extractor fan, fully tiled walls, wood effect laminate flooring, chrome heated towel rail, wall light

**OUTSIDE - FRONT** To the front of the property is a paved driveway providing space for two vehicles, one of the spaces currently has a stocked planter. A wrought iron gate to the side of the house then gives access to:



**OUTSIDE - REAR** The back garden has been arranged with areas of patio interspersed by gravel borders for reduced maintenance, there are then further stocked flower and shrub borders. The rear garden is fully enclosed predominantly by timber panelled fencing, there is a garden shed, outside lighting and also a further gate providing access.

**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.

**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: 15505**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

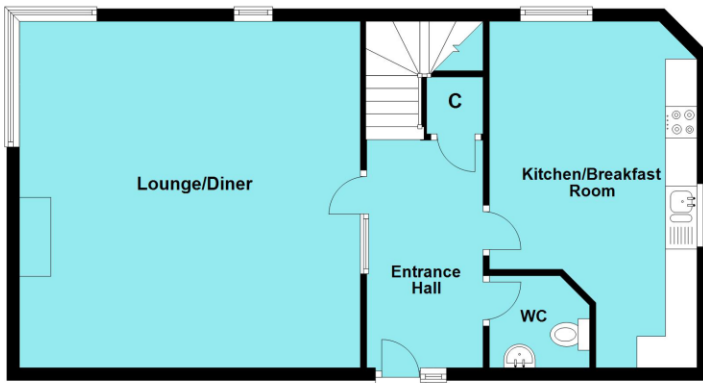


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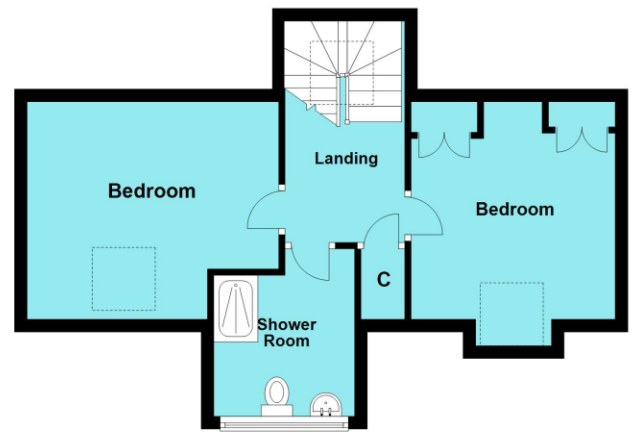
### Ground Floor

Approx. 59.1 sq. metres (635.7 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



Total area: approx. 97.8 sq. metres (1052.2 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.



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](http://www.wilsonthomas.co.uk)