



4 Sutherland Avenue, Broadstone, BH18 9EB



A beautifully presented detached chalet style home with 3/4 bedrooms, a modern open plan kitchen and landscaped gardens situated in a desirable location.

- Three/four bedrooms
- Two bath/shower rooms
- Open plan kitchen & conservatory
- Flexible accommodation
- Ample parking and garage
- Garden summer house
- Secluded landscaped gardens
- Close to local schooling
- Less than 1 mile from Broadstone centre

**ASKING PRICE:**

£524,000 (Freehold)

**EPC RATING:**

Band - C







## THE PROPERTY

The property is a detached chalet style home set on an elevated plot providing a pleasant outlook across Broadstone. Much of the property has been improved in recent years including a modern open plan kitchen. The secluded landscaped gardens are a real feature, designed for outdoor living including 'The Folly', a covered outdoor seating and dining area.

Inside there is flexible accommodation briefly comprising an entrance hall with stairs to the first floor. The sitting room has double doors leading out to the garden. The spacious kitchen/dining room benefits from a newly fitted kitchen with an integrated oven, hob, microwave, washing machine and dishwasher. An open arch way connects to the conservatory.

Furthermore, on the ground floor are two bedrooms (one currently arranged as an office) bathroom and cloakroom with wc.

Upstairs the spacious main bedroom has a feature apex window with some far-reaching viewings. Bedroom 2. The contemporary shower room is fully tiled and has a wc, wash basin and large walk-in shower.

Outside the property is approached by a shingle 'in and out' driveway providing parking for several vehicles.

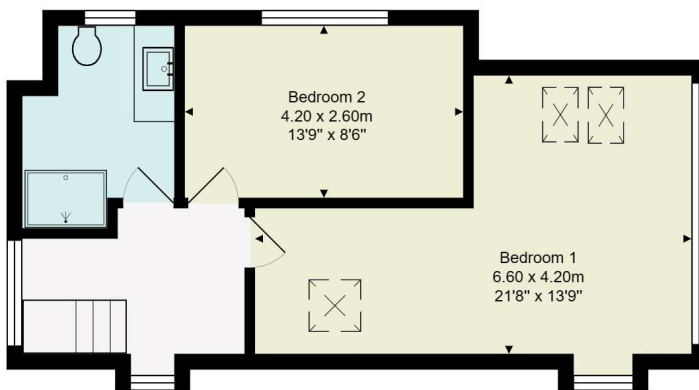
Along the rear of the property is a raised terrace and deck. On the upper level of the garden is a store and The Folly, a covered seating area. The lower part of the garden is laid to lawn with a built in BBQ, bound by a range of mature shrub and planted borders.

**Council tax band - D**

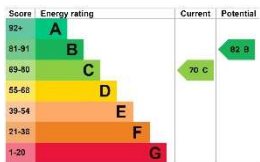




Ground Floor



First Floor



Total Area: 126.5 m<sup>2</sup> ... 1362 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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