

**110 Dunyeats Road, Broadstone,
BH18 8AN**

**£950,000
Freehold**



A truly special opportunity to acquire a lovely home of individual design tucked away off its own private drive ensuring total privacy. The house provides four double bedrooms, including a master with an en-suite bathroom and patio door to covered balcony from where views towards the Isle of Purbeck are enjoyed. On the ground floor is most spacious, versatile accommodation which leads out to the outstanding south facing garden. There is a detached triple garage complex with first floor studio. Only upon viewing can one truly appreciate this outstanding property. Offered for sale for the first time in over 46 years!

PURBECK STONE ARCHED PORCH Glazed hardwood panelled door leads to:

SPACIOUS ENTRANCE HALL Two radiators, range of understairs cupboards, further built in cloaks cupboard, part galleried landing

SHOWER ROOM Suite comprising walk in shower with semi-circular door and wall mounted thermostatically controlled shower, WC with concealed cistern and adjacent cupboards, wash hand basin, heated towel rail, fully tiled walls, window to side elevation

SUPERB LIVING ROOM 19' 8" x 15' 8" (5.99m x 4.78m) TV point, brick built feature fireplace with inset gas fire, three radiators, picture window to front elevation, sliding double glazed patio door leads out to the south facing terrace, glazed sliding doors provide access to:

DINING ROOM 16' 4" x 11' 6" (4.98m x 3.51m) (Also accessed from the hall) A bright and airy room with delightful aspect overlooking the beautiful gardens, radiator, window to side elevation, sliding double glazed patio door once again leads out to the terrace

BEDROOM 4 / HOME OFFICE 17' x 8' 6" exc recess (5.18m x 2.59m) Radiator, built in cupboard, flank window, window to front elevation

KITCHEN/BREAKFAST ROOM 19' 6" x 9' 6" (5.94m x 2.9m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and fully tiled walls, inset one and a half bowl sink unit, integrated Miele dishwasher, built in eye level Zanussi double oven, under counter fridge, built in four ring gas hob with extractor hood, space for additional fridge/freezer, peninsular breakfast bar, tiled flooring, window to side elevation, double glazed door to side of property, window overlooking rear garden

UTILITY ROOM 9' 6" x 7' (2.9m x 2.13m) Fitted with a range of wall and floor mounted cupboards and fitted worksurfaces, inset stainless steel sink unit, plumbing and space for washing machine/tumble dryer, wall mounted Viessmann gas boiler, radiator, tiled flooring, window to side elevation

PART GALLERIED FIRST FLOOR LANDING Radiator, access to loft space, window to front elevation

MASTER BEDROOM 15' 8" x 15' 8" (4.78m x 4.78m) Radiator, range of fitted furniture to include built in wardrobes, adjacent cupboards and bedside cabinets, window to front elevation, sliding double glazed patio door leads out to a covered balcony with balustrade enjoying breath taking views across Poole and over to the Isle of Purbeck, weather permitting

EN-SUITE BATHROOM Suite comprising walk in oversize shower with wall mounted thermostatically controlled Aqualisa shower, panelled bath, WC with concealed cistern, wash hand basin with adjacent cupboards and drawers together with worksurface and wall mounted cupboards with light, heated towel rail, fully tiled walls, window overlooking beautiful rear garden and distant views beyond towards the Isle of Purbeck

BEDROOM 2 13' 2" x 9' 8" max. (4.01m x 2.95m) Radiator, built in double wardrobe, wash hand basin with vanity unit, two windows to side elevation, window overlooking rear garden



BEDROOM 3 13' 2" x 9' 10" max. (4.01m x 3m) Radiator, naturally sloping ceiling, window to front elevation

FAMILY BATHROOM Suite comprising of panelled bath with mixer taps, wall mounted thermostatically controlled Mira shower, WC with concealed cistern, wash hand basin with vanity unit and worksurface, wall mounted cupboards, heated towel rail, airing cupboard housing pre-lagged hot water tank and fitted linen shelving, window to side elevation

TRIPLE GARAGE COMPLEX A most useful addition to the property having a double garage and adjacent single garage both with electric up and over doors. The entire internal garage area is approximately 25' 6" x 16' 6" with light and power and access to:

FIRST FLOOR STUDIO 25' 6" x 8' 6" approx. but please note naturally sloping ceiling (7.77m x 2.59m) Accessed via a sliding ladder, fully boarded with light and power. Ideal for a variety of purposes

OUTSIDE - FRONT This unique home is approached via a five bar gate and tarmacadam driveway which eventually leads to the property and garage complex. The front garden is laid to lawn and bordered by mature hedgerow and specimen trees which ensures total seclusion. The driveway provides extensive parking whilst there are additional block paved hardstanding areas suitable for storage for a boat/motorhome if needed. To the side of the garage is a brick built self-contained garden store. Timber panelled gates within brick built wall and archway on both sides of the property lead to:

OUTSIDE - REAR An outstanding rear garden which has to be seen to be believed. Possibly one of the finest gardens I have seen in Broadstone during the past 38 years of selling property! The gardens comprise a gentle gradient on a lawned area surrounded by a colourful variety of mature trees including acers and conifers, complemented by mature laurel hedging and pine trees which give a unique feel. The garden continues away from the property and eventually drops down to an area from where you will find a further area of natural garden, extensive patio/entertaining area, outside tap and a glazed timber summerhouse.

COUNCIL TAX BAND 'G' This information has been supplied by Bournemouth Christchurch & 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: 12179**





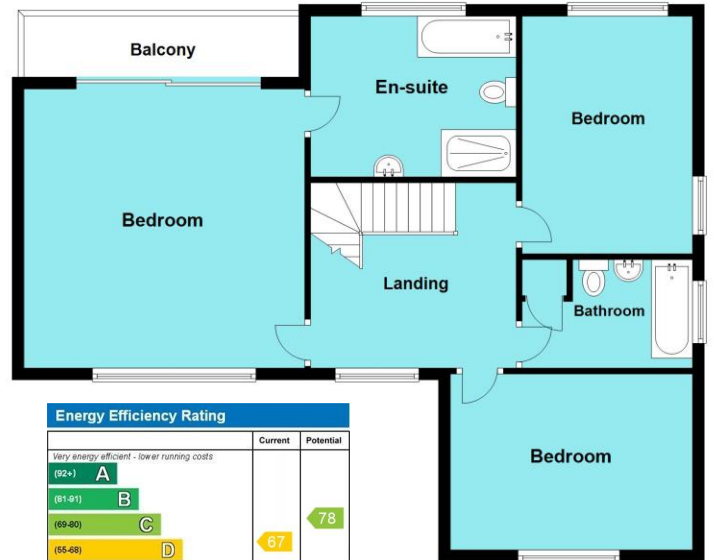
Ground Floor

Approx. 108.9 sq. metres (1172.1 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(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>			

Total area: approx. 183.8 sq. metres (1978.3 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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