



52 Anvil Crescent, Broadstone, BH18 9DZ



An impressive, detached home offering spacious and versatile accommodation with 5 bedrooms and 3 bathrooms situated in a desirable location.

- 2,206 sq ft
- Five bedrooms
- 2 en-suite & family bathroom
- Open plan living area & kitchen
- Modern fittings throughout
- Corner plot with ample driveway parking
- Secluded, low maintenance garden
- Air conditioning (cold & heat)
- Large kitchen with fitted appliances
- Double glazed
- Close to sought after schooling

**ASKING PRICE:**

£725,000 (Freehold)

**EPC RATING:**

Band - D







The property is set on a generous corner plot in a popular and sought after area of Broadstone lying close to local schools, heathland ideal for walkers and is less than a mile away from the village centre which offers a good range of shops and amenities. In addition to sought after schooling, including the boys and girls grammar schools Broadstone also has championship golf club and a leisure centre. The area is well know for its recreational facilities including Poole Harbour and Poole Quay less than 5 miles away and Sandbanks beach less than 7 miles away.

The property itself is a spacious detached home that has been significantly extended and improved in recent years by the current owners. The flexible accommodation would suit a variety of buyers including families requiring 5 bedrooms, or the option for extra living space or home working.

The accommodation briefly comprises, an entrance hall and spacious reception hall with stairs rising to the first floor. A particular feature is the large open plan living area incorporating a sitting and dining area together with the kitchen and additional breakfast space. Double leads out to the garden. The kitchen offers a good range of base and eye level units with a breakfast bar. Fitted appliances include a fridge/freezer, dishwasher, washing machine, tumble dryer, wine chiller, two ovens and hob.

On the ground floor are two bedrooms one of which has an ensuite bathroom including a spa bath with built in tv.

Upstairs there are three bedrooms. Bedroom one has a walk-in wardrobe and en-suite bathroom. Bedroom three has a good range of fitted wardrobes. The bathroom includes a four piece suite with bath and separate shower with built in tv.

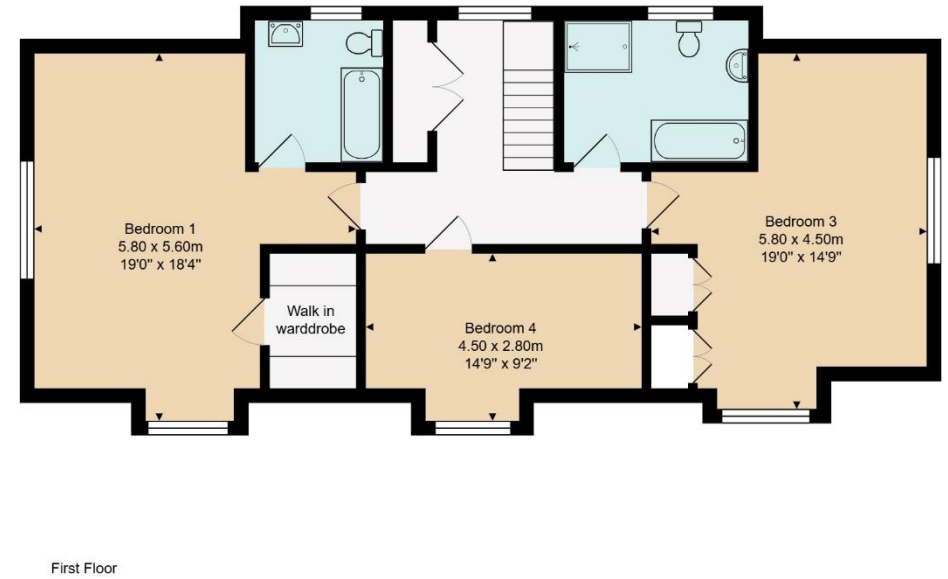
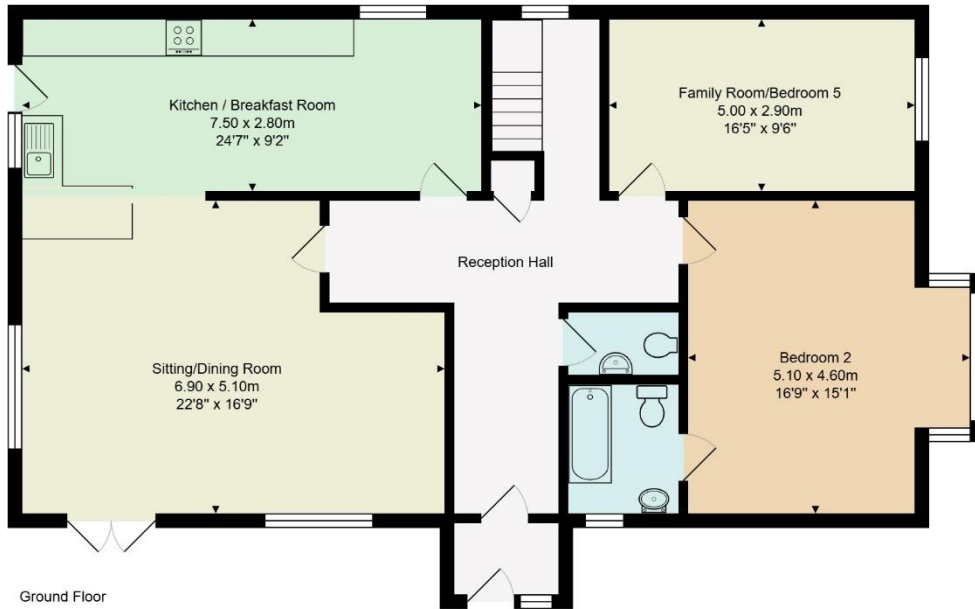
Outside there is a block paved driveway. Double gates lead to further driveway parking. The garden has been landscaped with ease of maintenance in mind with a large patio terrace and a raised garden with artificial grass.

#### **Additional information.**

Heating: Air source heat pump – warm air, electric. Hot water from gas boiler

Council tax band - D





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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