



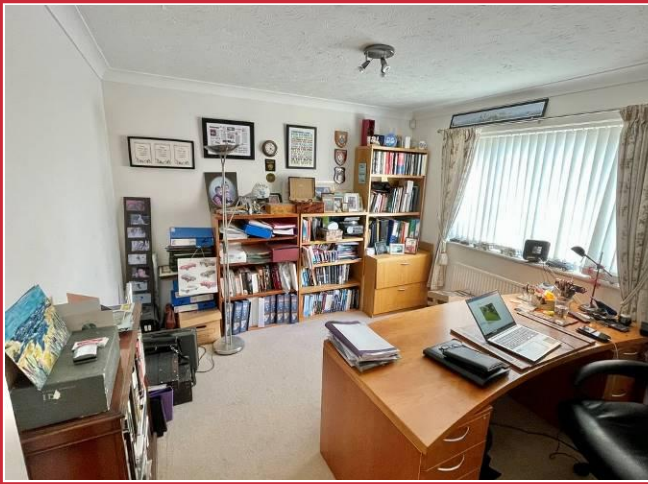
## 8 Stonecrop Close, Broadstone BH18 9WH

An excellent opportunity to acquire a most spacious and attractive four bedroom detached family home set on the fringe of this always sought after cul-de-sac development, within easy reach of boys' and girls' grammar schools.

**EPC: TBC Council Tax Band: F PRICE: £599,950**







## Key Features

---

- FOUR BEDROOMS
- EXCELLENT LIVING ROOM WITH FIREPLACE
- DINING ROOM/HOME OFFICE
- KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER ROOM
- SOUTH FACING GARDEN
- FAVOURED SCHOOLS CATCHMENT
- DOUBLE GARAGE
- NO FORWARD CHAIN
- MUST BE VIEWED

## The Property

---

Upon entering the property, one will find an excellent reception hall with decorative Karndean flooring and from here there is access to all principal rooms. The excellent living room with feature fireplace leads out to the conservatory which enjoys a delightful aspect overlooking the rear garden. The separate dining room can be used as an excellent home office if required, whilst to the rear, one will find a spacious kitchen/breakfast room which leads into a useful utility room.

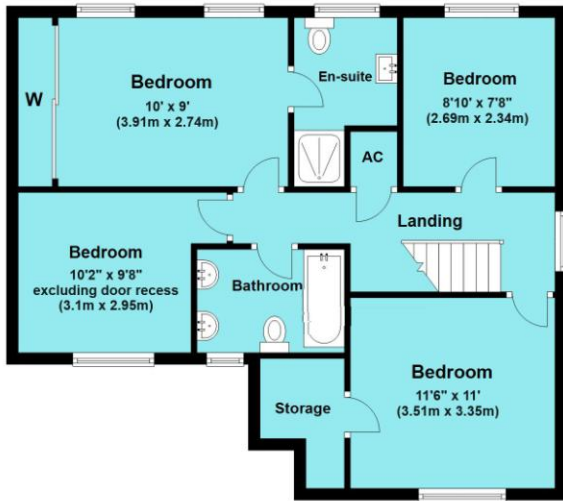
There is a bright and airy first floor landing which serves all four bedrooms, the master bedroom having an en-suite shower room. Bedroom 4 has a fitted drop down bed with adjacent furniture. To complete the picture on the first floor, there is a family bathroom with his and hers sinks.

Outside, there is a large block paved driveway serving the detached double garage, together with good size well stocked southerly facing rear garden including outside entertaining area.

**Ground Floor**



**First Floor**



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	72	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

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

