



## 328 Bournemouth Road, Charlton Marshall DT11 9NJ

A superbly finished three double bedroom brand new chalet style home, situated in an established location and enjoying far reaching views over fields. Situated in the popular village of Charlton Marshall the property enjoys good road links to the centres of Blandford, Wimborne and Poole.

**EPC: TBC Council Tax Band: TBC**









## Key Features

- BRAND NEW THREE DOUBLE BEDROOM CHALET STYLE HOME
- LOUNGE/DINER WITH DOORS TO GARDEN
- BEAUTIFULLY APPOINTED KITCHEN
- GROUND FLOOR BEDROOM
- ATTRACTIVE BATHROOM & SEPARATE SHOWER ROOM
- SOUTHERLY REAR GARDEN
- UNDERFLOOR HEATING TO GROUND FLOOR WITH RADIATORS TO FIRST FLOOR
- 10 YEAR BUILD WARRANTY
- CAR CHARGING POINT
- ESTABLISHED LOCATION WITH FAR REACHING VIEWS OVER OPEN COUNTRYSIDE

## The Property

This superb new home has been constructed with an "eye to detail" by an excellent local development company. An attractive tiled entrance canopy which leads to the generous reception hall and in turn opens to a contemporary kitchen/breakfast room with integrated appliances. A generous sitting/dining room with French doors then opens to a landscaped and sunny rear garden. Also located on the ground floor is a third bedroom and a shower room creating flexible accommodation. A staircase leads to the first floor landing with two double bedrooms and a bathroom, the master bedroom enjoying far reaching views over fields. This home benefits from a 10 year

build warranty and has UPVC double glazing and gas fired central heating with underfloor heating to the ground floor and radiators to the first floor. Throughout there are smooth set ceilings with generous inset down-lighting and there is high quality flooring throughout.

The property is accessed over a block paved driveway with brick pillars where there are two parking spaces and a car charging point. The rear garden has been attractively landscaped with patio, lawn and established borders there is close boarded panelled fencing and a base already in place for a storage shed.





Total area: approx. 119.9 sq. metres (1290.7 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.

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.

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