



Siskins, 30 Portmore Close, Broadstone BH18 8BZ

A wonderful opportunity to acquire a distinctive, individual home of a particular spacious design, providing five bedrooms and three reception rooms. Impeccably maintained throughout and set adjacent to an area of protected woodland and nature reserve, early viewing is recommended. No Forward Chain.

EPC: 68 Council Tax Band: G Price: £1,250,000 Freehold

 **5**  **3**  **3**





Key Features

- FIVE BEDROOMS
- SUPERB LIVING ROOM
- FORMAL DINING ROOM
- OUTSTANDING KITCHEN/BREAKFAST ROOM
- UTILITY/LAUNDRY ROOM
- SITTING ROOM/SNUG
- TWO EN SUITE BATHROOMS
- TWIN GARAGING
- LARGE WELL STCCKED GARDEN
- NO FORWARD CHAIN

The Property

This beautiful family home can be found on the fringe of a high quality development, adjacent to woodland and nature reserve.

Upon entering Siskins, there is an impressive entrance hall which serves all principal ground floor rooms. Of note is the excellent living room with feature fireplace and French doors leading out to the beautifully well kept gardens. In addition to the separate formal dining room and sitting/TV room, there is a most spacious kitchen/breakfast room being well fitted with a full range of appliances.

A wide staircase with hardwood balustrade takes you to the first floor landing where one will find five bedrooms, one of which is arranged as a home office. The master

bedroom is most impressive with an en-suite dressing room, including a full range of built in wardrobes, together with en-suite bathroom which also has a separate oversize shower.

On the outside, there is a front garden enclosed by picket fencing. An excellent driveway provides parking for several vehicles. The large rear garden features large patio/entertaining area, two decked areas, timber summerhouse together with level lawned area bordered by a range of mature shrubs and tree life. The property benefits from professionally installed solar panels which are attached to a storage battery in the garage, reducing the current vendors' annual electrical usage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(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>			

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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