



## 41 Dogwood Road, Broadstone BH18 9PA

An excellently presented four bedroom detached family home benefitting from a double garage, situated in this quiet residential location.

**EPC: 72 Council Tax Band: E Price: £550,000 Freehold**

 **4**  **2**  **2**





## Key Features

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- CONTEMPORARY FITTED KITCHEN WITH DUAL ASPECT
- GROUND FLOOR CLOAKROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- ATTRACTIVELY ARRANGED REAR GARDEN
- DOUBLE GARAGE
- CLOSE TO WALKING OVER NEARBY HEATHLAND

## The Property

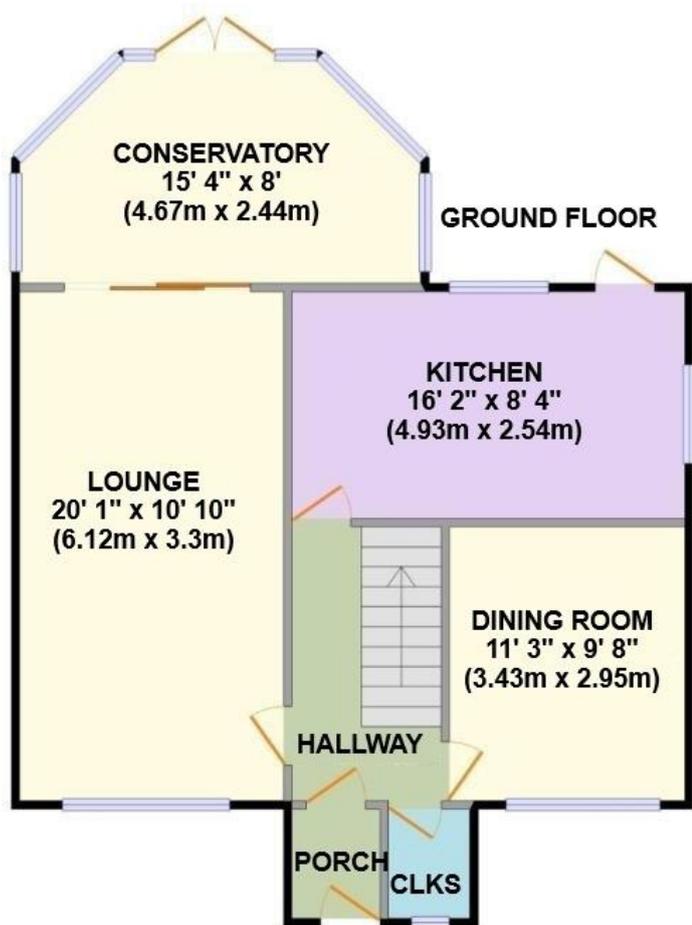
Situated in a quiet residential location close to excellent walking over heathland, is this four bedroom detached family home. The centre of Broadstone, which is approximately a mile distant, can be easily reached along 'The Trailway' and the larger centre of Poole is just moments driveway away.

This family home has been lovingly maintained by the current owner, and benefits from gas fired central heating and UPVC double glazing. An entrance vestibule leads to the reception hall, and in turn to the lounge with windows to the front and rear aspect and

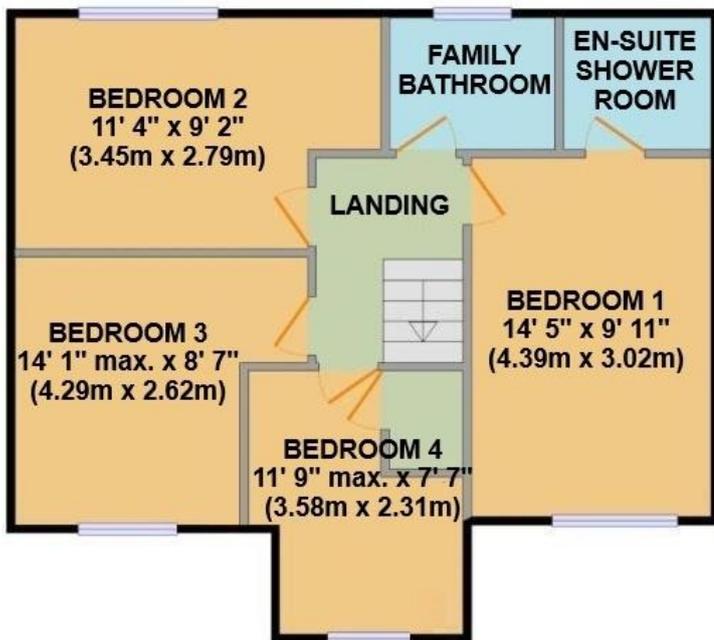
opening onto the conservatory overlooking the garden. Also located on the ground floor is a separate dining room and a contemporary kitchen which was re-fitted by Wren Kitchens in 2021.

To the first floor there is the master bedroom with a modern en-suite shower room, three further bedrooms and a family bathroom.

A driveway provides off road parking and leads to a detached double garage, and the rear garden, which enjoys a sunny south westerly aspect, has been pleasantly landscaped.



**FIRST FLOOR**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	78
England & Wales	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.

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