



## 37a Abbotsbury Road, Broadstone BH18 9DB

A beautifully appointed three/four bedroom family home with outstanding ground floor open plan living leading out to a south facing landscaped garden. Beautifully appointed throughout and owner suited.

**EPC: 89 Council Tax Band: F Price Guide: £675,000 Freehold**

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







## Key Features

- THREE/FOUR BEDROOMS
- REMAINDER OF 10 YEAR BUILD WARRANTY
- HOME OFFICE
- SNUG/BEDROOM 4
- EN-SUITE TO MASTER BEDROOM
- BUILT IN WARDROBES TO THREE BEDROOMS
- LARGE SECLUDED SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- SOLAR PANELS & UNDERFLOOR HEATING THROUGHOUT
- OWNER SUITED

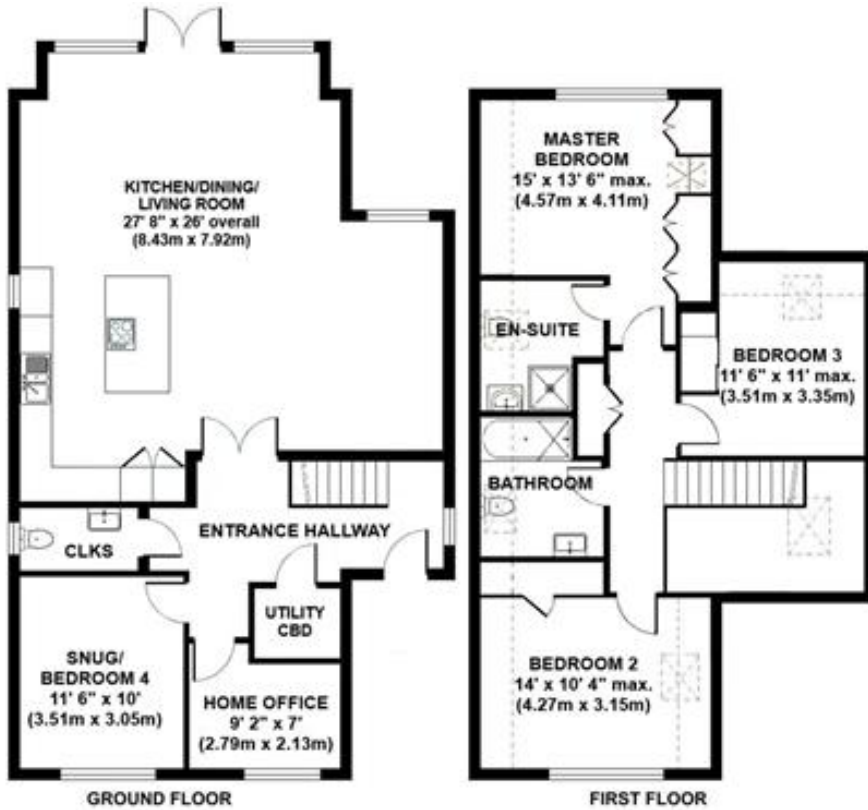
## The Property

We are delighted to offer for sale this beautifully appointed family home found in this highly sought after part of Broadstone, within walking distance of local shops and amenities. The property was constructed by a renowned local developer in 2021 and provides outstanding ground floor open plan living with over 500 square feet of kitchen/living/dining space with beautifully appointed kitchen and media wall. The ground floor also includes a walk-in laundry cupboard, cloakroom, home office and snug/bedroom 4.

From the glazed oak staircase leading to the galleried first floor landing, there is a master bedroom suite with quality built in furniture and well appointed en-suite shower room. There are two further double bedrooms, together with a family bathroom.

To the front, there are three allocated parking spaces, together with a pathway leading alongside the property which continues to the secluded, south facing, large rear garden with two patio/entertaining areas surrounded by planted borders and artificial lawn for ease of maintenance. There is a delightful wooded aspect to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(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		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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