



## 47 Gladelands Way, Broadstone BH18 9JB

An excellently presented four/five bedroom home with flexible accommodation situated in an elevated position enjoying far reaching views over Broadstone to Poole in the distance.

**EPC: 64 Council Tax Band: E Price: £575,000 Freehold**

 **4**  **3**  **2**





## Key Features

- LARGE KITCHEN/DINING/LIVING ROOM
- SEPARATE LOUNGE
- BEDROOMS TO GROUND & FIRST FLOOR
- GROUND FLOOR BATHROOM
- 2 EN-SUITE SHOWER ROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- PRESENTED IN EXCELLENT DECORATIVE ORDER
- SOUGHT AFTER LOCATION

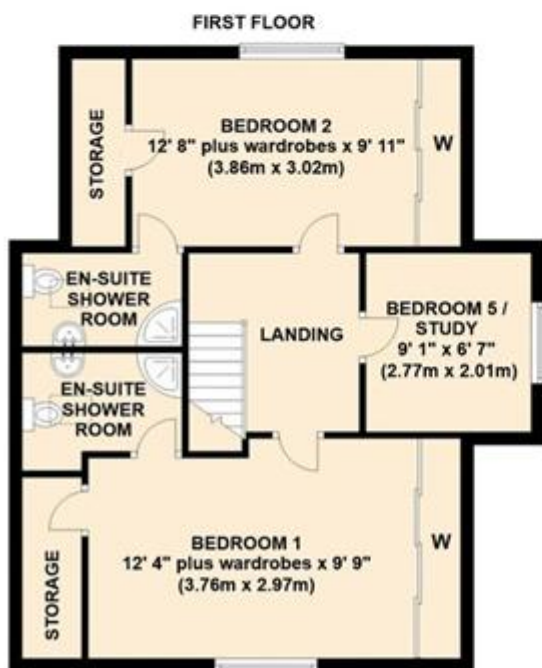
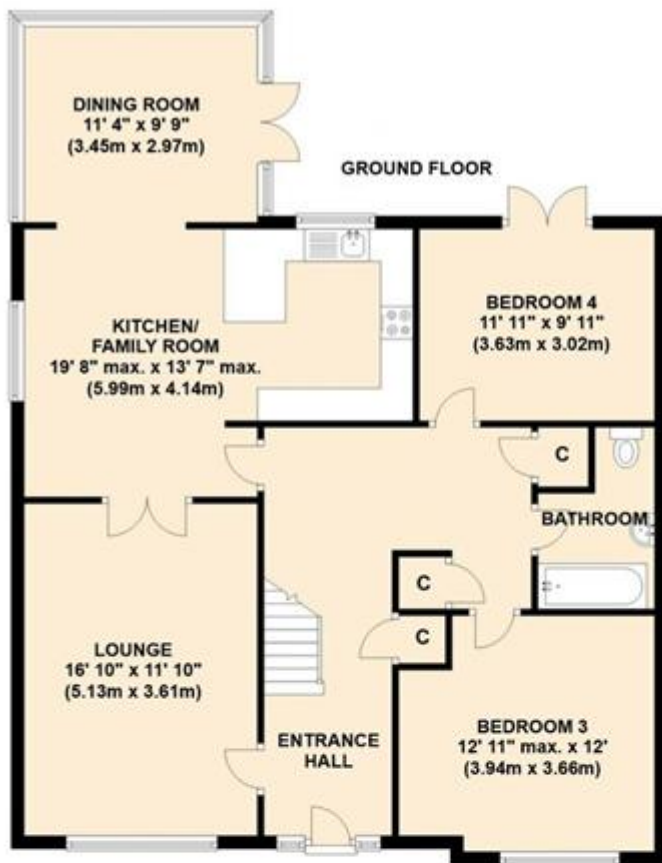
## The Property

Situated at the top of a quiet and established residential cul-de-sac, in a sought after location, is this very well presented family size home. The property is within walking distance of popular schooling and also within catchment for both the boys and girls' grammar schools. A short distance from the property is excellent walking across Upton Heath to Upton Country Park.

This home offers flexible accommodation with bedrooms located to both the ground and first floor, and comprises of a covered entrance porch leading to a generous reception hall with Kamdean flooring. The lounge enjoys a front aspect, and then the heart of the home is formed by a generous kitchen/dining/living area overlooking the rear garden. Also to the ground floor are two further bedrooms which could be

used as additional living space and a bathroom. Stairs lead to the first floor landing where there are two further bedrooms, both with en-suite shower rooms, and a fifth bedroom/study.

A driveway provides off road parking and leads to the integral garage. The front garden has been laid to lawn with established plants, there is then a useable area of side garden which has been arranged to block paving where there is power available. This then extends to the rear garden where there is a continuation of the block paved patio area, attractively enclosed by Purbeck stone walling stocked with numerous specimen shrubs. Steps then lead to a patio area where there is a summer house and then at the very top of the garden a seating area with far reaching views. To one side of the property there is a useful storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
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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