

70 Abbotsbury Road  
Broadstone BH18 9DD

Price Guide **£799,950** Freehold



A SUPBERLY PRESENTED FOUR DOUBLE  
BEDROOM, THREE RECEPTION ROOM,  
THREE BATHROOM DETACHED FAMILY  
HOME, BENEFITTING FROM SIZEABLE  
REAR GARDEN.



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



- \* **ENTRANCE HALLWAY 23'3" x 6'8" (7.1m x 2.07m)**
  - \* **CLOAKROOM 8' x 2'5" (2.43m x 0.76m)**
- \* **SITTING ROOM 19'4" x 16'7" (MAXIMUM) (5.91m x 5.09m)**
  - \* **KITCHEN 18'9" x 10'9" (5.76m x 3.32m)**
  - \* **DINING ROOM 19'5" x 10'9" (5.94m x 3.32m)**
    - \* **STUDY 10'4" x 9' (3.16m x 2.74m)**
  - \* **UTILITY ROOM 9'5" x 5'7" (2.89m x 1.73m)**
    - \* **STAIRS RISING TO FIRST FLOOR**
    - \* **LANDING 11'7" x 9'9" (3.56m x 3.01m)**
  - \* **BEDROOM ONE 15'7" x 14'3" (4.78m x 4.35m)**
- \* **EN SUITE SHOWER ROOM 10' x 6'7" (3.04m x 2.04m)**
  - \* **BEDROOM TWO 16'7" x 13'2" (5.09m x 4.02m)**
- \* **EN SUITE SHOWER ROOM 9'1" x 3'1" (2.77m x 0.94m)**
  - \* **BEDROOM THREE 14'4" x 11'9" (4.38m x 3.62m)**
  - \* **BEDROOM FOUR 13'1" x 11'9" (3.99m x 3.62m)**
- \* **FAMILY BATHROOM 9'3" x 8'8" (2.83m x 2.68m)**
  - \* **SINGLE GARAGE**
  - \* **DRIVEWAY PARKING**
  - \* **SIZEABLE REAR GARDEN**
  - \* **UPVC DOUBLE GLAZED**
  - \* **GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

A double glazed frosted front door with matching side screens gives access into the spacious entrance hallway which has stairs rising to first floor, telephone point, understairs storage cupboard, parquet flooring and access into the cloakroom which has frosted window to side aspect, fully tiled walls, parquet flooring, vanity unit with inset wash hand basin and mixer tap and low level flush WC. The light and airy sitting room has double opening doors with side screens giving access to the rear garden, further frosted window to side and TV point. The kitchen has double opening doors leading to the rear garden, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, nest of three pan drawers, breakfast bar eating area and integrated appliances to include wine cooler, fridge, freezer, double oven, warming drawer, microwave and dishwasher. Off the kitchen is the sizeable dining room which has wood effect laminate flooring and window to front aspect. The study has window to front aspect, fitted wardrobe with double opening doors and parquet flooring. To complete the accommodation on the ground floor is the utility room which has frosted window to side, tiled flooring, wall mounted 'Glow-worm' boiler, hot water tank and space for tumble dryer and washing machine.

The first floor landing has loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the garden and benefits from a spacious en suite shower room which has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower. Bedroom two has window to rear aspect with pleasant views over the garden and access into the en suite shower room which has fully tiled walls and flooring, shaver point, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. Bedrooms three and four both have windows to front aspect and TV points. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shaver point, corner shower cubicle with shower and panel enclosed bath with shower attachment.

To the front of the property, a pea shingle driveway provides off road parking for a number of vehicles with timber fence and low level brick wall borders. To the side of the property via double opening gates, there is a detached single garage which has electric up and over door, light and power (limited access). One of the main features of this delightful family home is the sizeable rear garden which has a patio and decking running adjacent providing ample seating with steps leading down to the remainder which is laid to lawn, all of which have timber fence and mature shrub borders. Hardstanding for shed. Access along the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and Abbotsbury Road is the third turning on the right hand side.

**COUNCIL TAX:** Band G BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2077**