

**88 Clarendon Road, Broadstone,
Dorset. BH18 9HY**

**£495,000
Freehold**



A character detached family home situated within close proximity to the centre of Broadstone and benefits from a generous kitchen/breakfast room and a large rear garden. Features of the property include gas fired heating with radiators, double glazing to the majority of the windows, an en-suite shower room to the guest bedroom, good sized utility room with a ground floor shower room and flexible living accommodation providing either a fourth bedroom or a third reception room. The property retains a number of its character features and an internal viewing is highly recommended.

ENTRANCE VIA: A decorative wrought iron entrance canopy leads to the front door and in turn to the:

RECEPTION HALL Smooth plastered ceiling with picture rail surround, window to the side aspect, understairs storage cupboard, radiator with decorative radiator cover, Karndean wood effect flooring. Doors off to:

LOUNGE 13' 3" into bay max x 11' 6" (4.04m x 3.51m) Smooth plastered ceiling with picture rail surround, bay window to the front aspect, radiator, T.V aerial connection, fireplace with raised hearth and fitted with a log burner. To either side of the chimney breast are two dresser style units with shelving and base storage cupboards below.

SECOND SITTING ROOM / BEDROOM FOUR 11' 7" x 9' 8" (3.53m x 2.95m) Smooth plastered ceiling with picture rail surround, radiator, T.V aerial connection, UPVC double glazed French doors lead to the raised decking and the rear garden.

KITCHEN / BREAKFAST ROOM 17' 4" x 11' 11" max (5.28m x 3.63m) Fitted with a range of units comprising of a Belfast sink with adjacent solid wood block work surfaces and centre mixer tap with a range of drawers and base storage cupboards below and an integrated dishwasher. To the opposite side of the kitchen is a further range of matching work top surfaces with saucepan drawers and base storage cupboards under and eye level wall mounted units above with under lighting. There is an integrated four ring hob with extractor canopy over and oven below, integrated fridge and freezer, built-in feature Aga, wood block peninsula style breakfast bar providing seating space for 4-5 people with a cupboard and wine rack below along with a wine fridge. Smooth plastered ceiling, Karndean effect flooring, radiator with a decorative radiator cover, window to the rear aspect with an adjacent double glazed French doors leading to the rear decking area. Door to the:

UTILITY ROOM 9' 5" x 6' 6" (2.87m x 1.98m) Belfast sink with wood block work surfaces with storage below and space and plumbing available for an automatic washing machine, wall mounted Gloworm boiler serving the heating and domestic hot water supply, Karndean effect flooring, extractor fan, window with adjacent UPVC double glazed door to the rear decking area, connecting door to the garage, radiator. Door to:

GROUND FLOOR SHOWER ROOM White suite comprising of a low flush w.c, fully tiled shower cubicle with glazed shower screen, chrome heated towel rail, ceramic tiled floor, extractor fan.

Door from the Kitchen / Breakfast Room leads to the:

DINING ROOM 11' 6" max x 11' 0" (3.51m x 3.35m) Smooth plastered ceiling and picture rail surround, window to the front aspect, radiator, open fireplace with raised hearth and surround, telephone connection point, light dimmer control switch.

Staircase from the Reception Hall, leads to the:

FIRST FLOOR LANDING Smooth plastered ceiling with picture rail surround, window to the rear aspect, loft hatch giving access to the roof space.

BEDROOM ONE 13' 1" into bay x 9' 6" (3.99m x 2.9m) Smooth plastered ceiling with picture rail surround, bay window to the front aspect, radiator, two built-in floor to ceiling double doored wardrobe units.

From the First Floor Landing, door gives access into the:



INNER HALLWAY Door to:

EN-SUITE SHOWER ROOM Comprising of a tiled shower cubicle with glazed shower screen, pedestal wash hand basin, low flush w.c, fully tiled walls, extractor fan, window. Steps then lead down to:

BEDROOM TWO 14' 0" max x 9' 5" (4.27m x 2.87m) Wooden flooring, radiator, inset down-lighting, window to the front aspect, T.V aerial connection, access to loft storage space.

BEDROOM THREE 10' 11" x 10' 4" (3.33m x 3.15m) widening to 11' 7" (3.53m) Smooth plastered ceiling with picture rail surround, light dimmer control switch, radiator, window to the front aspect, ornamental wrought iron fire surround. Airing cupboard housing the preinsulated hot water cylinder with fitted immersion and slatted shelving to the side.

BATHROOM A contemporary white suite comprising of a 'P' shaped bath with centre mixer tap and hand held shower attachment and a further wall mounted shower attachment with a 'Rainfall' shower head over and a glazed shower screen, pedestal wash hand basin, low flush w.c, ceramic tiled walls and floor, chrome heated towel rail, smooth plastered ceiling with inset down-lighting, window to the rear aspect.

OUTSIDE - FRONT To the front of the property is a wrought iron fence with established hedgerow and then wrought iron decorative double gates open onto a brick paved driveway providing off road parking, security light. The garden is enclosed by timber panelled fencing and an established hedgerow.

GARAGE Has an electrically operated up and over door, power and light available and a personal door to the utility room.

A block paved pathway continues along the left hand side of the property via a wrought iron gateway and accesses the:

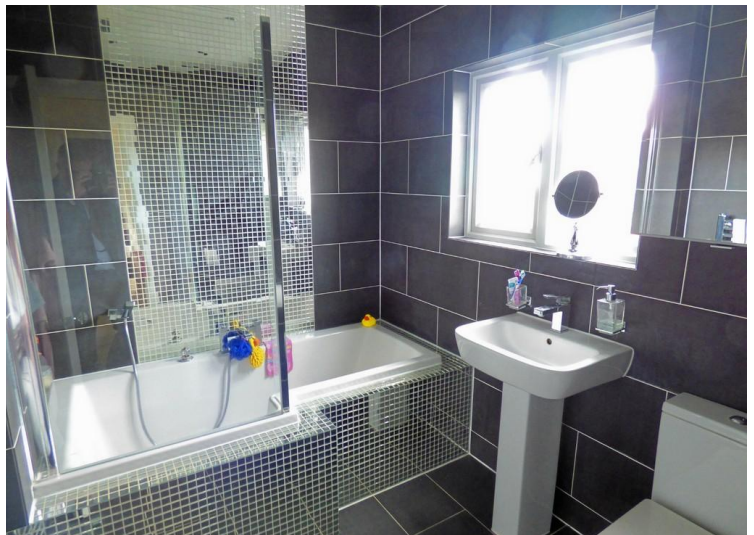
REAR GARDEN Running across the full width of the property is a raised timber built deck enclosed by balustrading with lighting and steps down give access to an area of gravel with a paved pathway leading through an arch to the main area of the garden, which has been laid to lawn with stocked shrub borders. There is a patio area and an arbour with established vine, a good sized timber built shed, water tap. The garden is fully enclosed by established hedgerow.

COUNCIL TAX BAND 'E' This information has been supplied by Poole Borough Council, and we would suggest you verify this information prior to purchase.

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.

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CONTINUED OVERLEAF:....





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

