

**145 Lower Blandford Road,  
Broadstone, BH18 8NT**

**£374,950  
Freehold**



**An extended and extremely well presented and renovated three bedroom semi-detached character home situated within a moments walk of the village centre and Broadstone recreation ground. The property benefits from a lounge and separate dining room and an extension now provides a kitchen with breakfast room, there is also a ground floor cloakroom/wet room. Deep stripped wood skirting and architrave. To the front of the property there is ample off road parking and a driveway leading to the garage. The rear garden is of a generous size and enjoys a sunny aspect and overlooks allotments. An internal viewing is highly recommended to fully appreciate this home.**

## ENTRANCE VIA:

**STORM PORCH** Light point, electric power socket, original tile flooring, front door with wrought iron door furniture leads to the:

**RECEPTION HALL** 9' 6" x 8' 1" (2.9m x 2.46m) With coved smooth plastered ceiling, radiator, wall mounted heating thermostat control, under stairs storage recess, window to the side aspect and stripped solid wood flooring. Large walk-in **STORAGE / LAUNDRY CUPBOARD** with space and plumbing available for an automatic washing machine, space and external venting for tumble drier, light point, quarried tiled floor and window to the side aspect.

Glazed door from the hallway leads to:

**DINING ROOM / SECOND RECEPTION ROOM** 13' 4" x 11' 6" (4.06m x 3.51m) Coved and smooth plastered ceiling, fireplace with raised hearth fitted with dual fuel burner (we are advised by the owners that this heats the home due to its size and location in the centre of the house), continuation of the stripped solid wood flooring from the reception hall, radiator, an archway leads to the:

**LOUNGE** 12' 7" into bay x 11' 6" (3.84m x 3.51m) Coved smooth plastered ceiling, bay window to the front aspect, light dimmer control switch, telephone connection point, radiator, TV aerial connection point, ornamental fireplace with raised hearth.

From the dining room a door leads to the:

**CLOAKROOM / WETROOM** A modern white suite comprising of pedestal wash hand basin and low flush WC, fully tiled shower area with glazed shower screen and wall mounted shower, natural stone effect tiled walls and floor, window to the side aspect, range of shelving, chrome heated towel rail with radiator.

From the dining room glazed double doors open to the:

**KITCHEN** 11' 0" x 10' 3" (3.35m x 3.12m) Range of light oak style units comprising of one and a half bowl single drainer ceramic sink unit with adjacent wood block work surfaces and below there are a range of base storage cupboards and drawers including saucepan drawers and above eye level wall mounted units with under lighting. Integrated NEFF five ring gas hob and to the side a integrated double oven with a built-in grill and top oven, to the opposite side of the kitchen there is space suitable for an American style fridge/freezer, further work surface with base storage cupboard below. Kitchen has coved smooth plastered ceiling with inset down lighting, partly tiled walls, ceramic tiled floor, space suitable for a dishwasher, door leading to the rear garden with adjacent window and an archway leads to the:

**BREAKFAST ROOM** 11' 0" x 9' 0" (3.35m x 2.74m) Coved smooth plastered ceiling with inset down lighting, window to the side aspect, Victorian style radiator, continuation of the ceramic tiled floor from the kitchen, TV aerial connection and French doors open to the decking and rear garden.

Staircase from the reception hall leads to the half landing and in turn to the:

**FIRST FLOOR LANDING** Window to the side aspect, coved smooth plastered ceiling, loft hatch gives access to the roof space (potential for loft conversion STPP).



**BEDROOM ONE** 16' 6" into bay x 11' 6" maximum (5.03m x 3.51m) Floor to ceiling bespoke fitted wardrobes, designed and made to measure for the room. Coved smooth plastered ceiling with bay window to the front aspect with radiator, feature wrought iron ornamental fireplace with tiled hearth, TV aerial connection, stripped solid wood flooring, light dimmer control switch.



**BEDROOM TWO** 10' 2" x 9' 10" (3.1m x 3m) Coved smooth plastered ceiling, stripped solid wood flooring, radiator and a large window enjoys an outlook over the rear gardens with the allotments beyond.

**BEDROOM THREE** 8' 1" x 8' 1" (2.46m x 2.46m) Coved smooth plastered ceiling, window to the front aspect, radiator and stripped solid wood flooring.

**BATHROOM** White Victorian style suite comprising of panel enclosed bath with centre mixer tap and shower attachment, pedestal wash hand basin and low flush WC, Victorian style radiator, smooth plastered ceiling, partly tiled walls, window to the rear aspect, airing cupboard housing the pre-insulated hot water cylinder with slatted shelving above.



**OUTSIDE – FRONT** The gardens form a particular feature of the property. To the front of the house there is a pair of high double wooden gates that open onto the driveway providing substantial off road parking for approximately 6 cars or a caravan/boat trailer, the front garden is predominantly laid to gravel for ease of maintenance and is enclosed by sleeper style fencing to the front hand side boundary and further panel fencing to the opposite boundary. The driveway continues along the right hand side of the property to the single garage fitted with an up and over door and a gate between the house and garage gives access to the rear garden.

**REAR GARDEN** Running across the full width of the house is an extensive raised area of decking with double power sockets, veranda, water tap. The decking then leads down to an area of block paving where there is a **LOG CABIN STYLE SUMMER HOUSE / OFFICE** which is heated and has power and light available. The majority of the garden has then been neatly laid to lawn with well stocked flower and shrub borders and to the rear garden there is a space suitable for a trampoline and also room for a hot tub. The garden is enclosed by close panel fencing and enjoys a sunny south westerly aspect.



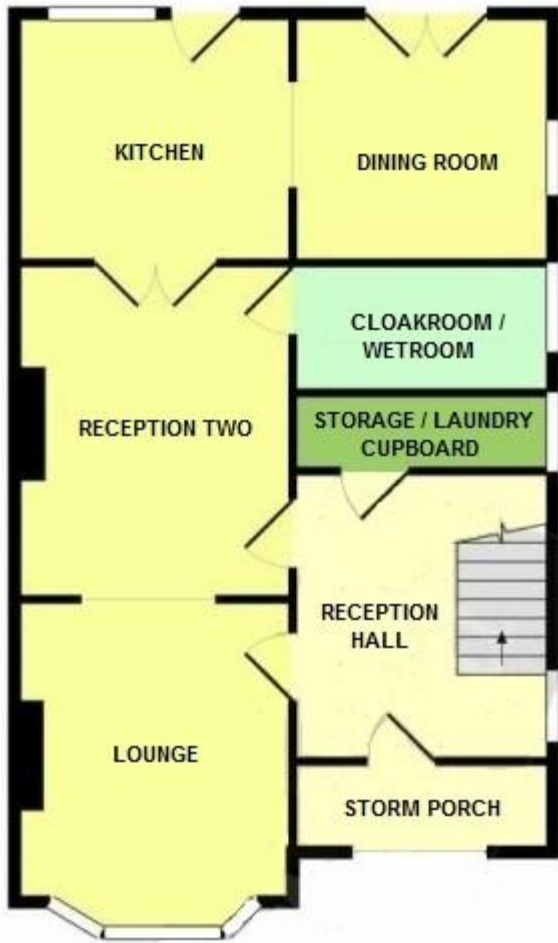
**COUNCIL TAX BAND 'D'** This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

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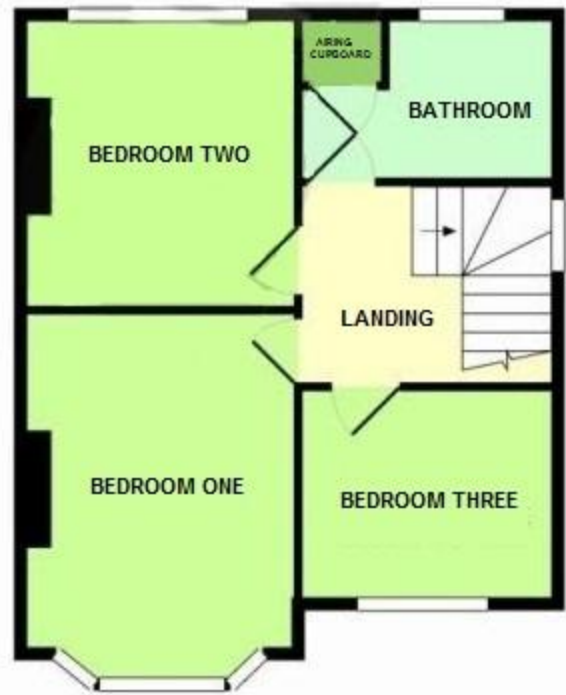


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GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	