

**36 Wallace Road, Broadstone,
BH18 8NG**

**£560,000
Freehold**



A very well presented four bedroom detached family home situated in one of Broadstone's most popular locations within easy reach of the centre of the village. A particular feature of the house is the established and well maintained rear garden, which enjoys a sunny southerly aspect and a large driveway provides off road parking for numerous vehicles. The house has a generous kitchen/dining room with French doors opening onto the rear garden and as well as the sitting room there is an additional room that could be used as either a study or playroom. To the first floor there are four bedrooms and the master bedroom enjoys far reaching views over Broadstone and has an en-suite shower room. Within Broadstone there are excellent local amenities and schooling for all age groups and both the Boys' and Girls' Grammar Schools are within easy reach.

COVERED ENTRANCE CANOPY

DOUBLE GLAZED FRONT DOOR Leads to:

RECEPTION HALL Coved ceiling, radiator, ceramic tiled floor, telephone connection point

GROUND FLOOR CLOAKROOM White suite comprising of WC, inset wash hand basin with cabinet below, radiator, coved ceiling, window, ceramic tiled floor, partly tiled walls

LOUNGE 16' 5" x 11' 8" (5m x 3.56m) Coved ceiling, wood effect laminate flooring, feature fireplace fitted with living flame gas fire, tall window enjoying views over the rear garden with adjacent French doors opening onto the patio, light dimmer control switch.

KITCHEN/DINING ROOM 22' 5" x 10' 4" (6.83m x 3.15m) This room enjoys a triple aspect and comprises of a one and half bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, space and plumbing available for an automatic washing machine, dishwasher and tumble dryer, cupboard concealing the combination boiler serving the heating and domestic hot water supply and to the side there is space suitable for a range style cooker with tiled splashback and Rangemaster extractor fan above. To the opposite side of the kitchen is a peninsular style worktop surface with base storage cupboards below and a wall mounted cupboard including a glazed display cabinet with lighting over, coved ceiling, windows to front and side aspect, ceramic tiled floor. The kitchen then extends to the dining area where there is space for table and chairs, continuation of coved ceiling, radiator, window to side aspect, ceramic tiled floor, French doors opening to patio and rear garden, connecting door to the lounge

STUDY/PLAYROOM 12' 6" x 9' 1" (3.81m x 2.77m) Coved ceiling, window to front aspect, TV aerial connection, light dimmer control switch, wood effect laminate flooring

STAIRCASE FROM THE RECEPTION HALL Leads to:

FIRST FLOOR LANDING Coved ceiling, window to front aspect, shelved linen cupboard, loft hatch with sliding ladder gives access to roof space which has been partially boarded and has a light available

BEDROOM 1 14' 0" x 10' 0" (4.27m x 3.05m) Coved ceiling, radiator, built in floor to ceiling wardrobe unit, TV aerial connection point, telephone connection point, wall light point, window to rear aspect enjoying a view over the rear garden and views across Broadstone

EN-SUITE SHOWER ROOM Fully tiled shower cubicle with Mira shower controls, wash hand basin with centre mixer tap and cupboards below and wall mounted mirrored cabinet, WC, heated towel rail, coved ceiling, extractor fan, fully tiled walls, ceramic tiled floor

BEDROOM 2 11' 7" x 9' 10" (3.53m x 3m) Coved ceiling, radiator, window overlooking rear gardens, light dimmer control switch, built in floor to ceiling double door and single door wardrobe unit with adjacent dressing table, shelving and cabinet with drawers below, matching bedside tables and shelf unit, TV point



BEDROOM 3 9' 3" x 8' 5" plus wardrobes (2.82m x 2.57m) Coved ceiling, radiator, window to front aspect, two built in floor to ceiling double door wardrobe units with dressing table with chest of drawers below and adjacent shelving unit, wall light point

BEDROOM 4 9' 10" x 6' 7" (3m x 2.01m) Coved ceiling, radiator, window to rear aspect

BATHROOM White suite comprising of panel enclosed bath with Victorian style centre mixer tap, wall mounted shower attachment, pedestal wash hand basin with mirrored cabinet above, WC, built in storage cabinet, heated towel rail, partly tiled walls, ceramic tiled floor, window and extractor fan

OUTSIDE - FRONT To the front of the property there is an established hedgerow which leads through to a gravel driveway extending across the front of the property and also to the side of the house. Both side boundaries are enclosed by either established walling to one side or a conifer hedgerow to the right hand boundary. There is lighting and a water tap and the driveway continues to the **DETACHED GARAGE** which has outside lighting, an up and over door and the garage has internal power and light. Between the garage and the house there is a fence and double gates open to:

OUTSIDE - REAR Running across the full width of the property is a paved patio with outside lighting, which then steps down to a well maintained lawn with adjacent shrub borders. A pea-gravel pathway leads you through the garden past an ornamental fishpond to the lower section of the garden where there are borders stocked with a number of specimen plants and shrubs, an established Acer and an area of decking. The rear garden is fully enclosed to the left hand boundary by a brick wall and to the side and rear boundary by close boarded timber panelled fencing with concrete posts.

COUNCIL TAX BAND 'E' This information has been supplied by Poole Borough, 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.

Ref: 13048





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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