

2 & 3 Lavender Gardens, Northbrook Road, Broadstone, Dorset BH18 8HD

Guide Price £525,000 Freehold

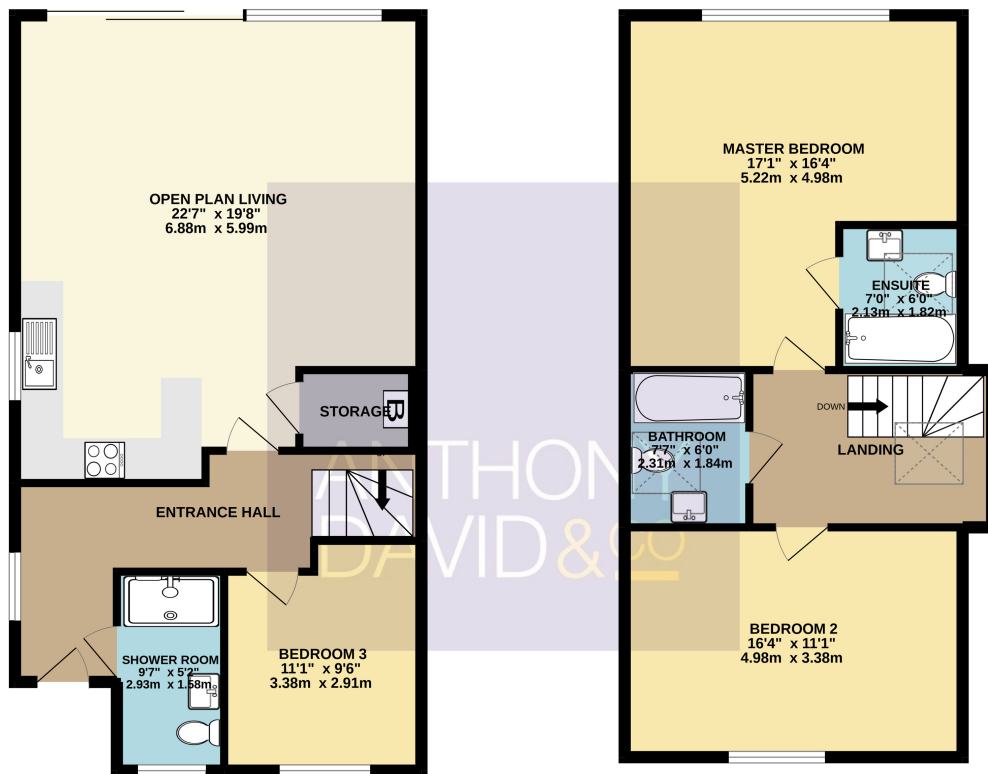
A striking brand new three double bedroom detached chalet due for completion circa summer 2022. This luxurious property is situated on an elite development of just four on this sought after road in Broadstone within close proximity of Broadstone Parade with it's array of local shops, bars and eateries. This contemporary home offers over 1200 sq ft of modern living throughout and must be seen to appreciate the creme de la creme accommodation on offer, which comprises: 22' open plan living, chic 'Kitchen Elegance' kitchen area, bespoke downstairs shower room and and stunning en-suite and bathroom. Externally the property boasts a landscaped garden to the rear and off road parking to the front. Further features include: Further features include: 'Bosch' integrated appliances to kitchen; granite sink, stone worktops, induction hob, combi microwave, new carpets, Porcelanosa ceramic wood effect tiles and underfloor heating to most of the downstairs. Nearby Schools - Broadstone First & Middle, Corfe Hills Secondary and both Poole and Parkstone Grammars.

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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



Entrance Hall Doors to

Open Plan Living 22' 7" x 19' 8" (6.88m x 5.99m)

Bedroom Three 11' 1" x 9' 6" (3.38m x 2.90m)

Shower Room 9' 7" x 5' 2" (2.92m x 1.57m)

Landing Doors to

Master Bedroom 17' 1" x 16' 4" (5.21m x 4.98m)

En-Suite Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Bedroom Two 16' 4" x 11' 1" (4.98m x 3.38m)

Bathroom

Garden Landscaped

Driveway Off road parking

Council Tax Band TBA

TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCATION PLAN
SCALE 1:1250
BASED ON ORDNANCE SURVEY EXTRACT
OS LICENCE NUMBER: 100007036

Property Misdescriptions Act 1991

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