




## 3 Lavender Gardens, Broadstone, Dorset BH18 8Fb

£575,000 Freehold

A superb three double bedroom detached chalet situated in an elite development of just four on this sought after road in Broadstone within close proximity of Broadstone Parade with its array of local shops, bars and eateries. This contemporary home offers approximately 1300 sq ft of modern living throughout and must be seen to appreciate not only its fantastic location but also the stylish accommodation on offer, which comprises: Downstairs; 22' open plan living, chic 'Kitchen Elegance' kitchen, double bedroom and bespoke shower room. Upstairs; there are two double bedrooms, stunning en-suite and family bathroom. Externally the property boasts a well maintained rear garden with lawned area and sun patio. To the front the driveway provides off road parking. Further features of this turnkey home include: Bi-fold doors with garden access, 'Bosch' integrated appliances and stone worktops to the kitchen, underfloor heating to the ground floor, PV solar panels, electric vehicle charging point and a remainder of a 10 year ICW builders warranty. Nearby Schools - Broadstone First & Middle, Corfe Hills Secondary and both Poole and Parkstone Grammars.

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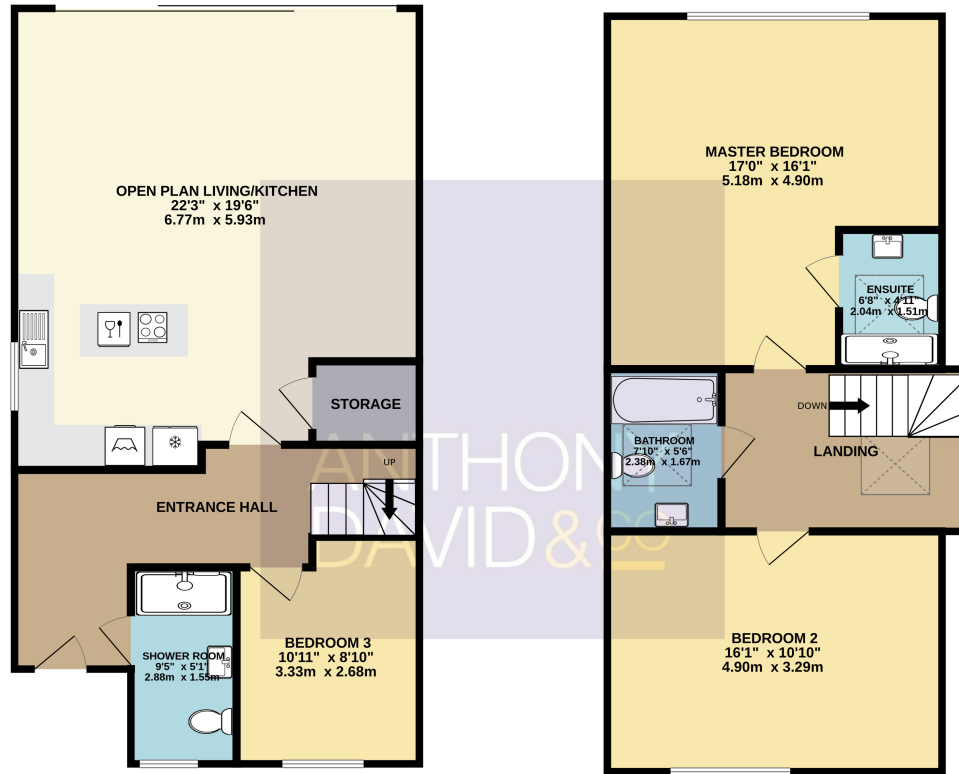
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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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Entrance Hall Doors to

Open Plan Living 22' 3" x 19' 6" (6.78m x 5.94m)

Bedroom Three 10' 11" x 8' 10" (3.33m x 2.69m)

Shower Room 9' 5" x 5' 11" (2.87m x 1.55m)

Landing Doors to

Master Bedroom 17' 0" x 16' 1" (5.18m x 4.90m)

En-Suite 6' 8" x 4' 11" (2.03m x 1.50m)

Bedroom Two 16' 1" x 10' 10" (4.90m x 3.30m)

Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

Garden Enclosed

Driveway Off road parking

Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.