



# 10 Clarendon Close, Broadstone, Dorset. BH18 9HR

- Detached Chalet Bungalow
- Four Double Bedrooms
- En-Suite Shower Room
- Open Plan Kitchen/Living/Dining Area
- Modern Bathroom with Shower and Bath
- Secluded Rear Garden
- Ample Off Road Parking
- Cul-de-Sac Location



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this stunning four bedroom chalet bungalow in the tranquil and desirable cul-de-sac setting of Clarendon Close, close to Broadstone's busy high street with its array of shops, coffee shops and bars.

The paved front garden provides ample off road parking, together with a side driveway with further parking behind attractive wrought iron gates.

At the heart of the home lies a spacious, light-filled kitchen/dining/living area, an impressive extension completed just 8 years ago. Perfect for culinary enthusiasts and those who love to entertain, this stylish kitchen boasts sleek units incorporating integrated electric double oven, washing machine and dishwasher. The adjoining dining space provides a welcoming environment for socialising with family and friends while the living area is a great, light and airy space for relaxing with its double doors to the rear garden and overhead skylight.

There are three double bedrooms, two at the front both with charming bay windows. One boasting the luxury of a fully tiled en-suite shower room offering a tranquil haven for rest and relaxation.

A modern family bathroom serves the remaining bedrooms, combining style with practicality having both quadrant shower cubicle and stand alone bath completes the downstairs accommodation.

Upstairs the large landing space with fitted cupboards and velux window leads to the fourth bedroom, another good sized double room.

Flowing effortlessly from the indoor living spaces is the enchanting secluded rear garden, a peaceful retreat where outdoor relaxation and al fresco dining opportunities abound. There is a patio area to the immediate rear of the property and large lawned areas with pathway meandering its way to a further patio area. The detached garage has been fully insulated and converted to provide storage to the front and a lovely area to the rear with double doors opening into the garden, ideal as a home office/playroom/games room or as a summerhouse for just enjoying the garden during times of inclement weather.

Don't miss out on the opportunity to make this exquisite property your own - arrange your viewing today by contacting Mursells Estate Agents.



# ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 133.0 m<sup>2</sup> ... 1432 ft<sup>2</sup> (excluding summer house)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</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	

Mursells Estate Agents  
 8a, High Street, Lychett Matravers, BH16 6BQ  
 01202 018811  
 info@mursells.co.uk