

Abbotsbury Road, Broadstone BH18 9DB

Guide £525,000 Freehold

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Property Summary

A deceptively spacious three-bedroom, two bathroom detached property with a generous south-facing garden in a highly sought after area moments from well regarded schooling, nearby nature reserves and Broadstone golf course. The property is presented in good order throughout and has strong potential for extension (subject to relevant planning permissions) as there is space both to the rear and within the existing roof void to easily create further rooms if required.

An ideal home for both families or retirees, with a superb address moments from the amenities of Broadstone and open surrounding countryside.

Key Features

- Large entrance hallway with double doors opening to the living room
- Living room with feature fireplace leading to the dining room
- Modern fitted kitchen with direct access to a conservatory
- Principal bedrooms with feature bay window
- Two further double bedrooms
- Family bathroom and secondary shower room
- Large south facing landscaped rear garden
- Generous off-street parking and single garage
- Quiet location with a good degree of privacy





About the Property

As soon as you enter this home you are immediately impressed by the size of the accommodation. The hallway has storage cupboards and double doors open from the hallway into a large reception room which creates a superb line of sight and feeling of space.

The living room has a feature fireplace with bespoke cabinetry to either side that acts as a focal point and there is open access to the dining room which is sensibly positioned next to the kitchen.

The modern kitchen is fitted with a comprehensive range of units and appliances and a centrally positioned window has a lovely view overlooking the rear garden. A further door leads from the kitchen to a side conservatory which offers potential for a variety of uses and there is also a private garden area accessed from the conservatory which could be ideal as a kitchen/produce garden.

The main bedroom is a good-sized room with a bay window to the front elevation and both of the two further bedrooms are also doubles. The positioning of the bedrooms could be ideal if a home office or further reception room would be preferred. The main family bathroom has a full suite with tiled walls and there is considerable storage with a full width vanity unit. There is also a beautifully finished separate shower room with a toilet and sink.

To the front of the property the garden has been landscaped and a block paved driveway gives parking for numerous vehicles and leads to a single garage. To the rear of the property, there is a good-sized entertaining patio with landscaped walls which leads to a large expanse of lawn that is punctuated with mature shrubs and trees. The garden has a summer house and shed and also a further covered storage area to the side of the property which could be ideal for keen gardeners.

The property has considerable potential for extension if required (subject to relevant planning permissions). The loft space is huge and has really good head height and there is also further space to the rear which could easily accommodate further rooms without compromising the size of the rear garden. In summary, we feel this is a superb property that offers a tremendous amount and could suit both buyers moving from a larger property who want to retain a feeling of space, or families wanting to grow into their forever home.

Tenure: Freehold

Local Authority: BCP Council Council Tax: E

About the Location

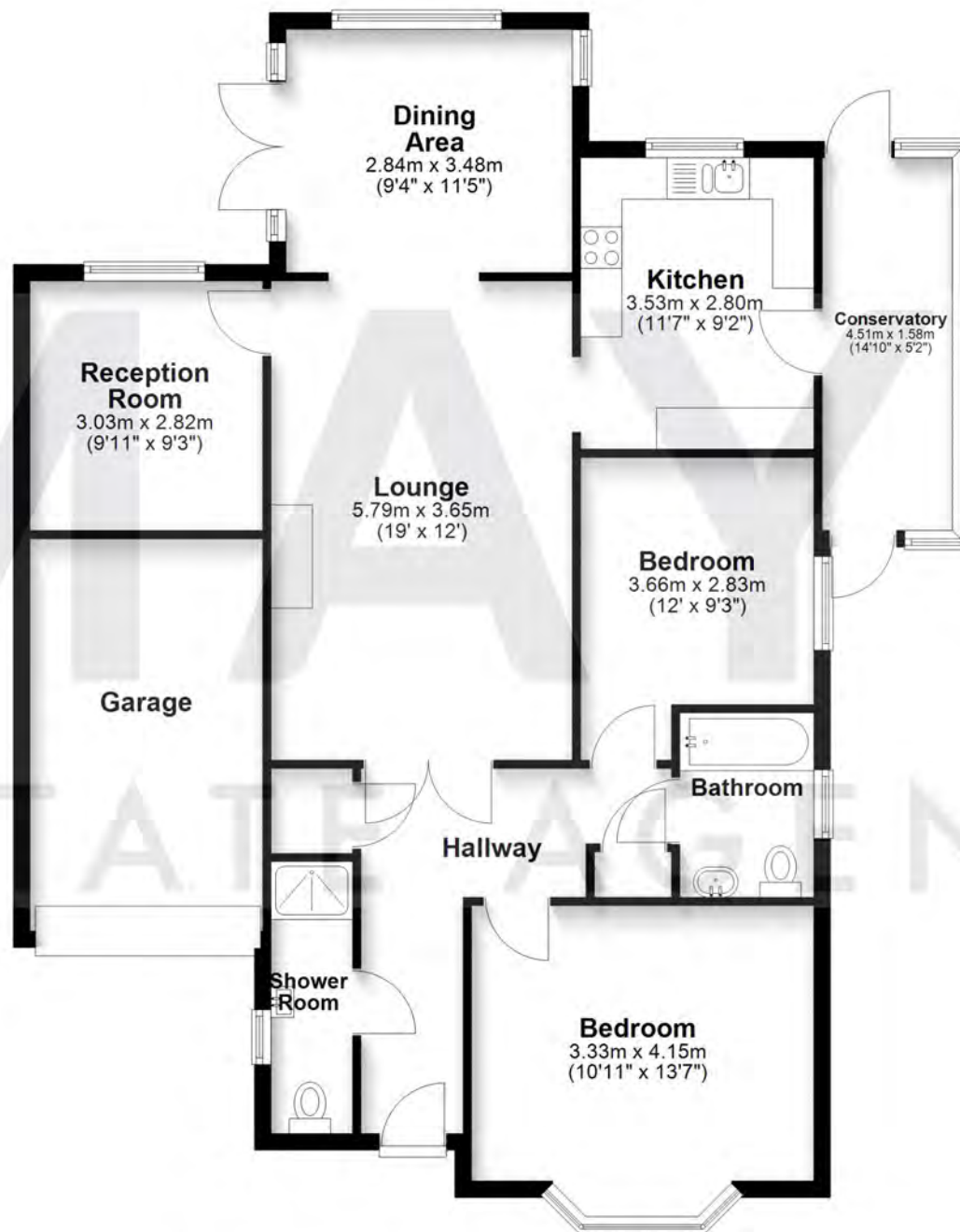
Broadstone provides an extensive range of shops and restaurants, and amenities including the 18-hole golf course, a leisure centre, and the popular Corfe Hills School. The market town of Wimborne Minster is about 4 miles away, and the larger coastal town of Poole, about 3 miles to the south, has a mainline rail link to London Waterloo.

There are local bus services to Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Broadstone also offers a renowned 18-hole championship golf course, a sports centre (with swimming pool and tennis courts) and access to the Castleman Trailway.

There are state schools for all ages (Broadstone First and Middle and Corfe Hills) and Grammar Schools for both boys and girls.

Ground Floor

Approx. 115.0 sq. metres (1238.1 sq. feet)



Total area: approx. 115.0 sq. metres (1238.1 sq. feet)





About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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