



Total area: approx. 133.3 sq. metres (1434.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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21 Tadden Walk, Broadstone, Dorset, BH18 9NU
Guide Price £525,000

**** SPANNING OVER 1,400 SQUARE FEET OF LIVING ACCOMMODATION ** RECENTLY REFURBISHED ** PERFECT FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this four bedroom detached family home, tucked away in a quiet cul-de-sac, and located in the sought-after BH18 postcode. Benefitting from an array of fine features including four double bedrooms, a bright and airy living room/dining room leading onto the conservatory, a stylish separate kitchen with integrated appliances, a separate utility room with fitted units and space for appliances, a three-piece family bathroom suite on the first floor, a downstairs WC, ample storage, a landscaped private rear garden, garage space and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and position this property has to offer!

Tadden Walk is situated in a quiet cul-de-sac overlooking a communal green, and the desirable Broadstone High Street is within walking distance from the property. Broadstone High Street consists of many convenient amenities few of which include banks, cafes, bars, restaurants, Marks & Spencer's, Griff's Family Butchers, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, Broadstone Golf Club, Patisserie Mark Bennett to name a few! There are some great surrounding areas for woodland dog walks. Local schools include Broadstone First and Middle Schools, Springdale First School and Corfe Hills. Wimborne, Poole and Bournemouth are all within driving distance. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours.



Ground Floor

Entrance Hallway

Ornate coving and smooth set ceiling, downlights, smoke alarm, security alarm system, composite door to the side aspect, radiator, power points, under stairs storage cupboard, ‘NEST’ thermostat and LVT flooring.

Kitchen

Coved and smooth set ceiling, downlights, UPVC double glazed window to the front aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, integrated slimline dishwasher, under counter feature lighting, four point gas hob with integrated oven and extractor fan, cupboard housing the boiler, integrated longline fridge/freezer, breakfast bar with room for bar stools, one and a half bowl composite sink with drainer, longline radiator, power points and vinyl tiled click flooring.

Utility Room

Smooth set ceiling, downlights, extractor fan, wall and base fitted units, stainless steel sink with drainer, space for a washing machine, space for a tumble dryer, space for a low-level fridge, power points, electric radiator and vinyl flooring.

Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, pedestal sink, radiator and tiled flooring.

Open Plan Living/Dining Room

Ornate coving and smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect, UPVC double glazed sliding doors to the rear aspect, two radiators, power points, television point and LVT flooring.

Conservatory

Glass roof, triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the side aspect, electric radiator, wall lights, power points and tiled flooring.

First Floor

Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (fitted ladder, partially boarded, water tank and lighting), UPVC double glazed window to the side aspect, radiator, power points, airing cupboard with the water cylinder enclosed and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and extra shower head, toilet, wall mounted sink with under storage, tiled walls, stainless steel heated towel rail, wall mounted mirror with lighting, shaving point and tiled flooring.

Outside

Garden

Laid to lawn with patio and composite decking area, shed, surrounding wooden fences, side gated access, surrounding shrubbery, a palm tree and flower beds.

Garage Space

Roller door, power, lighting and consumer unit enclosed.

Driveway

Blocked paved driveway with space for multiple vehicles, side gated access, outside tap, laid to lawn, tree and outside lights.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: E - Approximately £2,756.03 per annum.

Stamp Duty

First Time Buyer: £16,250
Moving Home: £16,250
Additional Property: £42,500