



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.



8 Clarendon Close, Broadstone, Dorset, BH18 9HR

Offers Over £650,000

**** NO FORWARD CHAIN ** OVER 1,700 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this immaculately-presented, recently extended and refurbished four bedroom, two bathroom detached family home situated in the heart of Broadstone, BH18. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering a stylish three-piece en-suite, a Juliet balcony and built-in storage, a contemporary open-plan kitchen/dining/living room with bi-fold doors leading onto the composite decking and well-presented private rear garden, a separate living room with feature cedar panelling, a separate utility room with space for appliances, a modern four-piece family bathroom suite, a garden room with bi-fold doors offering power and lighting, a garage with internal access, ample storage throughout and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the specification, accommodation and location this family home has to offer!

Clarendon Close is tucked away in a cul-de-sac, situated in the much-desired Broadstone location and just a stones throw away from Broadstone High Street which offers a range of useful amenities. Few of which include a number of pubs, restaurants, bars, Marks & Spencer's, Griff's Family Butchers, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, Broadstone Golf Club, The Broadstone Junction, Patisserie Mark Bennett to name a few! Local schools include Springdale First School which is 0.7 miles away, Broadstone First School and Broadstone Middle School which are 0.2 miles away and Corfe Hills. There are plenty of woodland walks nearby that are great for dog walking. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. A truly great location!



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, composite door with frosted window to the side aspect, UPVC double-glazed frosted window to the side aspect, double cupboard with the consumer unit, radiator and ‘Glow Worm’ boiler enclosed, downstairs storage cupboard, additional cupboard with the water cylinder enclosed, radiator, stairs to the first floor, power points, thermostat and herringbone Kamdean flooring.

Living Room

Smooth set ceiling, ceiling lights, UPVC double-glazed window to the front aspect, radiator, feature wall with cedar cladding and electric fireplace, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, downlights, smoke alarm, wall and base fitted units, integrated longline fridge/freezer, integrated ‘Beko’ dishwasher, integrated bin storage, integrated wine fridge, four point gas hob with integrated oven and overhead extractor fan, under counter feature lighting, glass splash back, one and a half bowl stainless steel sink with drainer and composite splash back, power points, feature shelving, space for stools and herringbone Kamdean flooring.

Dining Room

Smooth set ceiling, downlights, ceiling light, sky light, UPVC double glazed bi-fold doors to the rear aspect, radiators, power points and herringbone Kamdean flooring.

Utility Room

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, wall and base fitted units, space for a washing machine, space for a tumble dryer, power points, radiator and herringbone Kamdean flooring.

Bedroom Four

Smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

First Floor

Landing

Smooth set vaulted ceiling, ceiling light, smoke alarm, UPVC double glazed window to the side aspect, UPVC double glazed skylight window to the side aspect, radiator, power points, wooden balustrades with glass panels and carpeted flooring.

Bedroom One

Smooth set vaulted ceiling, wall lights, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect leading onto the Juliet balcony, UPVC double glazed skylight window to the side aspects, radiator, power points, fitted storage, an en-suite and carpeted flooring.

En-Suite Shower Room

Smooth set vaulted ceiling, extractor fan, wall light, UPVC double glazed skylight window to the side aspect, double enclosed waterfall shower with extra shower head, toilet, built-in storage, wall mounted sink with under storage, wall mounted mirror with lighting, stainless steel heated towel rail and laminate flooring.



Bedroom Two

Smooth set vaulted ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed skylight window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set vaulted ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed skylight window to the side aspect, wall light, power points, radiator and carpeted flooring.

Bathroom

Smooth set vaulted ceiling, wall light, extractor fan, UPVC double glazed skylight window to the side aspect, panelled bath, toilet, wall mounted sink with under storage, part tiled walls, enclosed waterfall shower with extra shower head, wall mounted mirror with feature lighting, stainless steel heated towel rail and laminate flooring.

Outside

Garden

Laid to lawn with composite decking and feature spotlights, surrounding wooden fences, outside light, outside power points, outside tap, tree, surrounding shrubs, garden room and side access.

Garden Room

Smooth set ceiling, downlights, UPVC double glazed bi-fold doors, consumer unit, electric radiator, power points, outside lighting, outside power points and herringbone Kamdean flooring.

Garage

Up and over door, base fitted units, space for a dishwasher, space for a washing machine, power, lighting, separate W/C with UPVC double glazed window to the side aspect and radiator, concrete flooring, through to a workshop area which also offers power and lighting and a UPVC double glazed frosted single door to the secure area of the garden.

Driveway

Shingle driveway with space for multiple vehicles, outside tap, surrounding wooden fences, surrounding boarder with shrubs, wall lights and sleepers.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £22,500
Moving Home: £22,500
Additional Property: £55,000