



Asking Price

£585,000

CLARENDON CLOSE, BROADSTONE, DORSET BH18 9HR

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR DOUBLE BEDROOMS
- ◆ WITHIN EASY REACH OF THE BROADWAY
- ◆ DETACHED TANDEM GARAGE
- ◆ VENDORS SUITED
- ◆ SOLE AGENTS

A generous and versatile four-bedroom detached character home situated within 500 yards of Broadstone town centre, offering an en-suite to the principal bedroom, formal living room, purpose-built garden studio, off-road parking and a detached tandem garage.

Property Description

Clarendon Close is ideally situated within easy reach of the Broadway, offering a wide selection of bars, retail amenities, and recreational facilities. Positioned on the easterly side of the cul-de-sac, the property has been thoughtfully extended to provide a generous and versatile four-bedroom detached family home.

The ground floor comprises a formal living room with feature fireplace, cloakroom, separate utility room and an impressive open-plan kitchen, dining and family area spanning the width of the rear elevation. A return staircase rises to the first floor where a central landing provides access to four well-proportioned double bedrooms, a family bathroom and an en-suite serving the principal bedroom, which also enjoys an outlook across the rear elevation.

Further benefits include double glazing throughout, a pressurised domestic heating and hot water system, and the provision of an EV charging point.





Garden and Grounds

The front of the property provides generous off-street parking for multiple vehicles and is bordered by mature shrubs and planting. The driveway extends along the right-hand side of the home and leads to a tandem garage, accessed via a pair of timber gates. The garage features an up-and-over door, power and lighting, as well as a pedestrian access door to the rear.

The rear garden enjoys an easterly orientation and is arranged into two principal sections. The first is laid to lawn with a patio area adjoining the rear elevation of the property. A garden gate then leads to the second section, where there is a purpose-built garden studio equipped with power and lighting, in addition to a range of storage areas and raised planters.

Location

Broadstone is a sought-after residential district located just north of Poole, prized for its blend of community atmosphere, excellent amenities and convenient transport links. Centred around a well-regarded parade known locally as "The Broadway," the area offers an appealing selection of independent shops, cafés, restaurants and essential services, creating a vibrant village feel.

Broadstone is home to a number of reputable schools, including Broadstone First and Middle Schools and the highly respected Corfe Hills Secondary School, making it a popular choice for families. Recreational opportunities are plentiful, with nearby Broadstone Golf Club, local fitness facilities, scenic cycling and walking routes, and access to the broader Dorset countryside for outdoor pursuits.

Residents also benefit from strong commuter links, with Poole, Wimborne and Bournemouth all within easy reach, as well as regular bus services connecting the wider area. The award-winning beaches of Poole and Sandbanks are just a short drive away, further enhancing Broadstone's appeal as a desirable and well-connected place to live.



Size: Approx 1418 sq ft (131.8 sq m)
Heating: Gas Fired Heating, Pressurised System
Glazing: Double Glazed Throughout.
Parking: Parking for Multiple Cars and Single Garage.
Garden: Front and Rear Garden. Rear Garden is Easterly Facing.
Main Services: Gas, Electric, Water and Drains.
Local Authority: BCP Council
Council Tax: Band E

Additional Information:

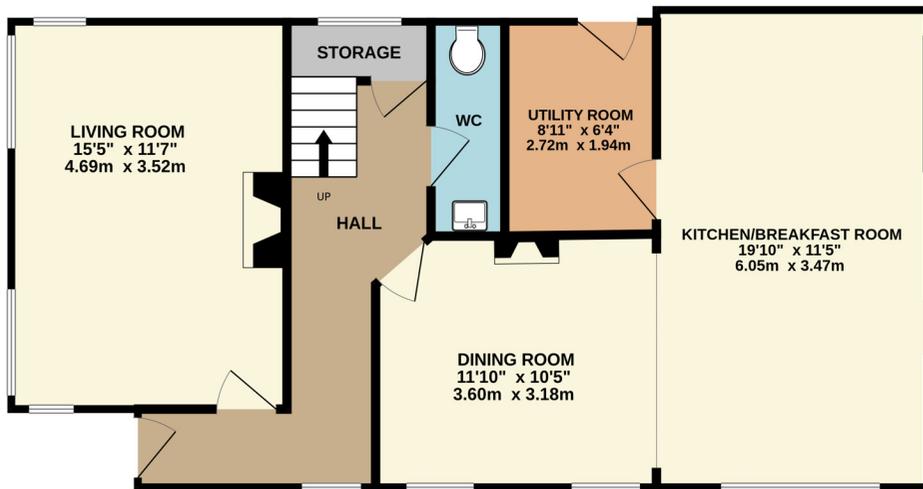
For information on broadband and mobile signal, please refer to the Ofcom website.

For information relating to flood risk, please refer to gov.uk

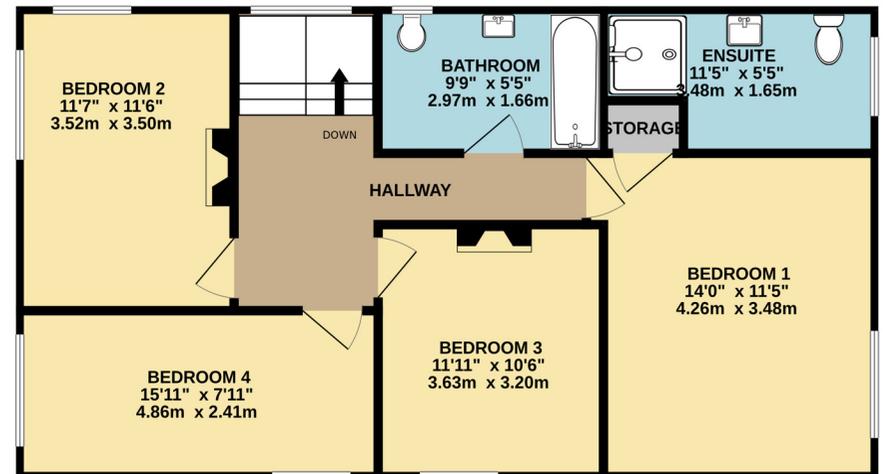




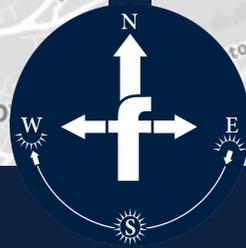
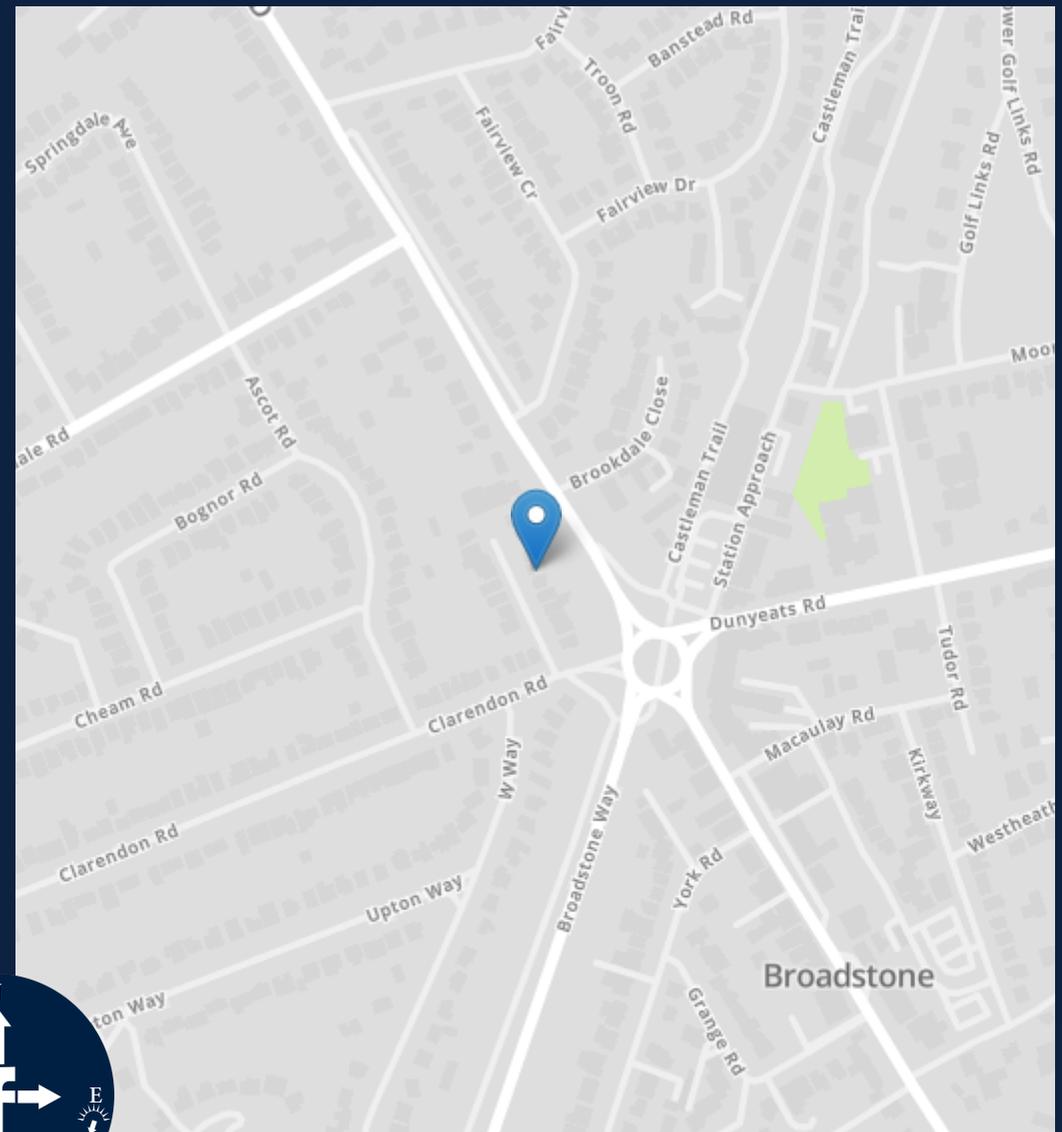
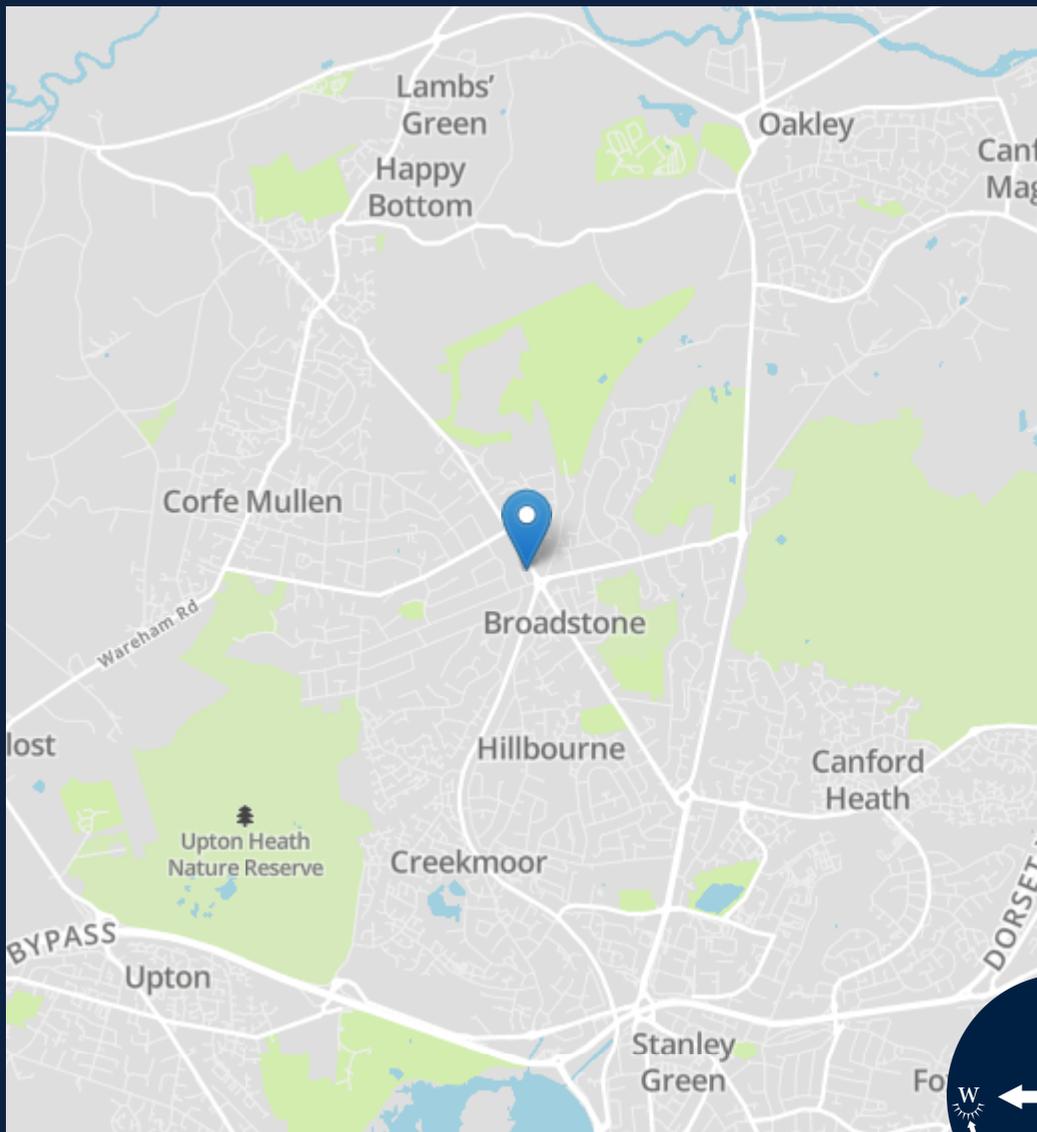
GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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