



Total Area: 271.7 m<sup>2</sup> ... 2925 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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ESTATE AGENTS



## 12 Beacon Road, Broadstone, Dorset, BH18 9JN

### Guide Price £1,200,000

**\*\* RECENTLY EXTENDED AND RENOVATED TO A HIGH SPECIFICATION \*\*** SPANNING ALMOST 3,000 SQUARE FEET OF LIVING ACCOMMODATION \*\* Link Homes Estate Agents are delighted to present for sale this timeless five bedroom, three bathroom detached home situated in the ever-popular BH18 location. Benefitting from an array of standout features including five good-sized bedrooms with bedroom one offering a walk-in wardrobe with triple fitted drawers and a three-piece en-suite shower room, a stunning open-plan kitchen/dining room/living room with a feature island and sliding doors leading onto the fully-landscaped private rear garden, a separate snug lounge with bespoke fitted shelving and cupboards and a feature wood burner with a bespoke handmade surround, a separate office/bedroom five, a utility room with space for appliances and its own pet bath, a stylish four-piece family bathroom suite, a breath-taking entrance hall, a three-piece shower-room on the ground floor and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the specification and level of living accommodation on offer in this incredible family home!

Beacon Road is situated in the much-desired Broadstone location and just under a mile 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 0.6 miles away, Broadstone First School and Broadstone Middle School which are just over a mile 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!

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.







#### First Floor

##### Entrance Hallway

Smooth set vaulted ceiling, downlights, smoke alarm, wall lights, double glazed aluminium door to the side aspect, power points with USB charging, storage cupboard with the air source heat pump and controls for the underfloor heating enclosed, Velux skylight to the side aspect and porcelain tiled flooring.

##### Living Room

Omate coving with a smooth set ceiling, ceiling light, double-glazed aluminium floor to ceiling windows to the front aspect, handmade limestone feature fireplace with a log burner and herringbone tile surround, bespoke fitted shelving and cupboards with feature lighting, power points, ‘NEST’ thermostat and carpeted flooring.

##### Open Plan Kitchen/Living Room/Dining Room

Smooth set vaulted ceiling, downlights, smoke alarm, feature lighting, Velux windows to the rear aspect, double glazed aluminium window to the side aspect, aluminium sliding doors to the rear aspect, underfloor heating, wall and base fitted units, space for an American-style fridge/freezer, Rangemaster double oven with five point induction hob and built-in stainless steel extractor fan, Moroccan tiled splash back, Quartz worktops, space for a dishwasher, island with double butler sink and drainer with a Quooker instant boiling water tap, space for bar stools, under counter feature lighting, integrated ‘Bosch’ wine cooler, power points, ‘NEST’ system, feature fireplace and porcelain tiled flooring.

##### Utility Room

Smooth set ceiling, downlights, double glazed aluminium single door to the side aspect, base fitted units, oven, space for a washing machine, space for a tumble dryer, water softener, a tiled dog bath, power points, Quartz worktops and porcelain tiled flooring.

##### Bedroom Four

Omate coving and a smooth set ceiling, ceiling light, double glazed aluminium floor to ceiling windows to the front aspect, ‘NEST’ thermostat, underfloor heating, power points, television point and carpeted flooring.

##### Downstairs Shower Room

Smooth set ceiling, downlights, extractor fan, walk-in waterfall shower with extra shower head, feature sink with mixer tap, toilet, wall mounted mirror with lighting, underfloor heating and tiled flooring.

##### Office/Bedroom Five

Omate coving and a smooth set ceiling, ceiling light, double glazed aluminium floor to ceiling windows to the front and side aspect, wall lights, underfloor heating, ‘NEST’ thermostat, power points and tiled flooring.

#### First Floor

##### Landing

Smooth set ceiling, ceiling light, smoke alarm, wooden stairs with feature lighting and metal balustrades, column radiator and carpeted flooring.

##### Bedroom One

Smooth set ceiling, downlights, double glazed aluminium floor to ceiling windows to the front aspect, double glazed aluminium window to the side aspect, feature panelling, eaves storage, power points, column radiator, power points, television point, walk-in wardrobe, en-suite and carpeted flooring.



#### Walk-in Wardrobe

Smooth set ceiling, downlights, triple fitted drawers, fitted hanging rails, column radiator and carpeted flooring.

#### En-Suite Shower Room

Smooth set ceiling, wall lights, walk-in shower, eaves storage, toilet, feature sink, column radiator, part tiled walls and tiled flooring.

#### Bedroom Two

Smooth set ceiling, downlights, double glazed aluminium windows to the side and rear aspect, feature panelling, eaves storage, column radiator, double fitted wardrobe with mirrored front, power points, wall lights and carpeted flooring.

#### Bedroom Three

Smooth set ceiling, downlights, ceiling light, double glazed aluminium window to the rear aspect, triple fitted wardrobes, fitted shelving, wall lights, eaves storage, column radiator, bespoke fitted window seat, power points and carpeted flooring.

#### Bathroom

Smooth set ceiling, downlights, ceiling light, double glazed aluminium frosted window to the rear aspect, free standing bath with feature mixer tap, toilet, column radiator, his and hers sinks with storage and mirrors, wall lights, walk-in waterfall shower with extra shower head and recess shelving and handmade terracotta tiled flooring.

#### Outside

#### Garden

Laid to lawn with porcelain tile patio, fire pit area, surrounding wooden fences and surrounding hedges and side gated access.

#### Driveway

Steps up to the property, shingle driveway with space for multiple vehicles, outside light and tap, side gated access, wooden cladding fence and surrounding fences.

#### Agents Notes

#### Useful Information

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

The property benefits from fully-owned solar panels.  
Electric running costs: £100.93 per month.

#### Stamp Duty

First Time Buyer: £63,750  
Moving Home: £63,750  
Additional Property: £123,750