



Total Area: 83.1 m<sup>2</sup> ... 894 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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## 5 Greensleeves Avenue, Broadstone, Dorset, BH18 8BJ

### Offers in Excess of £650,000

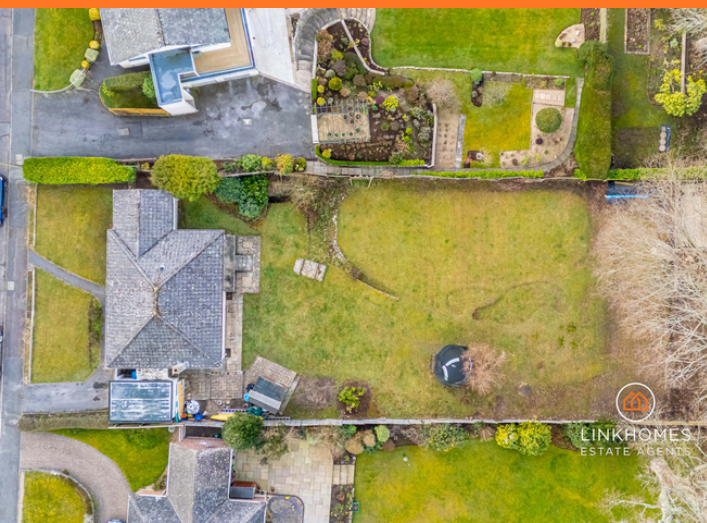
**\*\* APPROVED PLANNING PERMISSION FOR A SIX BEDROOM HOUSE BOASTING OVER 5,000 SQUARE FEET \*\* 0.33 ACRE PLOT ON PRESTIGIOUS ROAD IN BROADSTONE \*\* RARE OPPORTUNITY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom detached bungalow, with approved planning permission to be remodelled into a luxury detached family home, situated in the heart of Broadstone, BH18. Benefitting from an array of fine features including two good-sized bedrooms with bedroom offering built-in wardrobes, a separate kitchen with space for appliances and direct access onto South-facing private rear garden which is approximately 0.25 acres, a cosy living room with a feature fireplace and a single garage with power and lighting. A fantastic opportunity and a must-view to avoid disappointment, with the option to alter the current plans to create your own specification.

Greensleeves Avenue is situated on a prestigious and picturesque road, backing onto Castleman Trailway and views of Broadstone Golf Club, and in the ever-popular Broadstone location. Broadstone High Street is a short walk away and offers a range of useful amenities, few of which include a number of pubs, restaurants, bars, Marks & Spencer's, Local Butchers, Tesco's Express, Costa Coffee, The Broadstone Leisure Centre, Broadstone Golf Club, The Broadstone Junction and Patisserie Mark Bennett! Local schools include Broadstone First School and Broadstone Middle School which are 0.5 miles away, Springdale First School which is 1.3 miles away, and Corfe Hills. There are plenty of woodland walks nearby, with the private rear garden backing onto the Castleman Trailway with The Willett Arms just 1.6 miles away, perfect for a well-deserved pub lunch! 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.







## Ground Floor

### Entrance Hallway

Coved ceiling, ceiling lights, loft hatch (boiler enclosed) , smoke alarm, wooden door to the front aspect, double glazed frosted windows to the front aspect, radiator, airing cupboard, thermostat, cupboard with the water cylinder enclosed, cupboard with the consumer unit enclosed and parquet flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, wall lights, UPVC double glazed windows to the rear aspect, radiators, feature fireplace, power points, television point and carpeted flooring with original floorboard flooring underneath the carpet.

### Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, UPVC double glazed window to the side aspect, UPVC double glazed single door to the side aspect, wall and base fitted units, stainless steel sink with two drainers, space for a washing machine, space for an electric oven, tiled splash back, space for a dishwasher, space for a longline fridge freezer, power points, radiator and vinyl flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear and side aspect, radiator, power points, triple built-in wardrobes with sliding doors and carpeted flooring.

### Bedroom Two

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



## W/C

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, part tiled walls, toilet, wall mounted sink and tiled flooring.

## Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, panelled bath with extra shower head, pedestal sink, par tiled walls and vinyl flooring.

## Outside

### Garden

0.25 of an acre - Mainly laid to lawn, patio area, surrounding wooden fences and brick walls, side gated access, backing onto Castleman trailway, outside tap and outside light.

### Garage

Flat roof with up and over door, power and lighting.

### Driveway

Laid to lawn, concrete driveway with space for one vehicle and patio pathway.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: E  
Council Tax Band: F - Approximately £3,257.14

Planning Application Number: APP/21/00691/F

### Stamp Duty

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