

FOR SALE

£415,000 Freehold



17 Sundew Road, Broadstone, Dorset. BH18 9NX

- Beautifully maintained 3-bedroom detached family home in the sought-after Pine Springs area of Broadstone
- Located within the catchment of highly regarded local schools
- Close to Upton Heath Nature Reserve and Castleman Trailway, offering scenic walks and cycle routes
- Recently updated throughout, including a newly installed kitchen, modernised downstairs WC, and new flooring
- Spacious living accommodation featuring a bay-fronted sitting room, feature fireplace, and open-plan flow to dining room
- Modern kitchen with integrated appliances, ample storage, and direct access to the garage
- Two modern bathrooms, including a contemporary en-suite to the principal bedroom
- Landscaped rear garden with patio, lawn, raised beds, and an elevated decked entertaining area
- Ample off-road parking with tarmac driveway and garage with power, lighting, and storage
- Additional benefits include UPVC double glazing, gas central heating, and useful external features such as lighting and an outside tap



PROPERTY DESCRIPTION

This beautifully maintained 3-bedroom detached family home offers two modern bathrooms, ample parking, and a garage, and is situated in the sought-after Pine Springs area of Broadstone, within the catchment for highly regarded local schools. The property is ideally located close to Upton Heath Nature Reserve and the Castleman Trailway, providing scenic walks and cycle routes into Broadstone centre, which offers a comprehensive range of shops and amenities.

Since purchase, the home has been thoughtfully updated, including a newly installed kitchen with integrated appliances, a modernised downstairs WC, and new flooring throughout, creating a fresh and contemporary living environment. The entrance hall leads to the downstairs cloakroom with WC and wash hand basin. The sitting room features a bay window and feature fireplace, flowing through an archway into the dining room with patio doors opening onto the garden. The kitchen is fitted with a range of base and eye-level units, integrated oven, gas hob, and dishwasher, with space for further appliances and a personal door providing access to the garage.

Upstairs, the main bedroom benefits from an en-suite shower room with contemporary white suite, storage, heated towel rail, and part-tiled walls and floor, while bedrooms two and three have fitted wardrobes. Bedroom three includes a cupboard housing the hot water cylinder, and the family bathroom has been updated with a modern three-piece suite and heated towel rail, fully tiled.

Externally, the property is approached via a tarmac driveway providing ample off-road parking and access to the garage, which includes power, lighting, and storage in the eaves. The rear garden has been landscaped with a patio, lawn, raised beds with mature shrubs, and an elevated decked area with timber balustrading, ideal for entertaining. Additional features include UPVC double-glazed windows, gas-fired central heating, external lighting, and an outside water tap.

This property represents a fantastic opportunity for a family seeking a modern, well-presented home in a highly desirable location with excellent school catchment, convenient access to local amenities, and beautiful countryside walks.

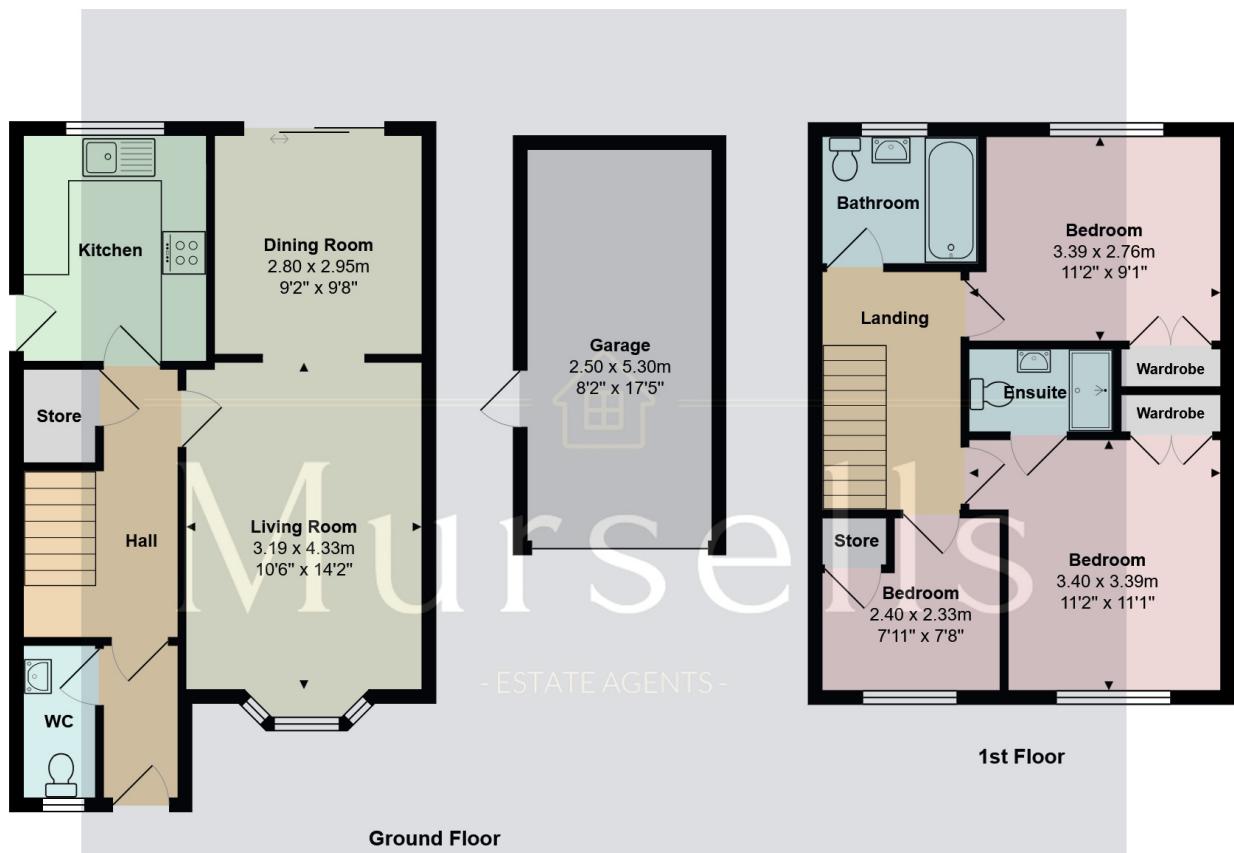


ROOM DESCRIPTIONS



FLOORPLAN & EPC

Mursells
ESTATE AGENTS



All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	