



Total Area: 134.7 m² ... 1450 ft²

All measurements are approximate and for display purposes only



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## 29 Beech Close, Broadstone, Dorset, BH18 9NJ

Offers in Excess of £600,000

**\*\* LOCATION LOCATION LOCATION \*\* CORNER PLOT \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom, two bathroom detached bungalow, positioned on a corner plot and in a prestigious cul-de-sac location. Benefitting from an array of fine features including a separate kitchen, three double bedrooms with bedroom one offering a four-piece en-suite, an open-plan living/dining room, a four-piece family bathroom suite, a single garage, a private wrap-around garden and a driveway with parking for multiple vehicles. This is a must view to appreciate the wealth of accommodation and position this bungalow has to offer!

Beech Close 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 0.5 miles away, Rushcombe First School, Broadstone First and Middle School which are just over a mile away, and Corfe Hills. Just a short walk away you can find Upton Heath where there are plenty of woodland walks which 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.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, downlights, composite front door with frosted glass to the front aspect, consumer unit, radiator, loft access (ladder, lighting, boarded and insulation) storage cupboard with shelving enclosed and LVT flooring.

### Living Room/Dining Room

Coved ceiling, ceiling lights, UPVC double glazed window to the front and rear aspect, radiators, electric fireplace, television point, power points and carpeted flooring.

### Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed frosted door to the rear aspect, wall and base fitted units, power points, stainless steel sink with drainer, space for a longline fridge/freezer, space for a washing machine, space for a dryer, space for a dishwasher, space for a free-standing hob and oven, radiator, television point and tiled flooring.

### W/C

Smooth set ceiling, downlights, tiled splash back, toilet with a sink above and LVT flooring.

### Bedroom One

Smooth set ceiling, downlights, skylight, UPVC double glazed windows to the rear aspect, wall lights, radiator, power points, en-suite and carpeted flooring.

### En-Suite Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the front aspect, feature shelving with lights, tiled walls, enclosed waterfall shower, toilet, sink with under storage, panelled bath with overhead shower, radiator and tiled flooring.

### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points, internet point and carpeted flooring.



## Bedroom Three

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

### Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted windows to the side aspect, part tiled walls, enclosed shower, stainless steel towel rail, mirror, toilet, sink with under storage, panelled bath with overhead shower and LVT flooring.

### Outside

### Garden

Wrap-around garden, mainly laid to lawn, outside light, concrete area, surrounding shrubbery, outside tap, side gated access and patio area.

### Garage

Option for power and lighting.

### Driveway

Driveway with space for multiple vehicles, lawn area, trees, surrounding shrubbery and side gated access.

### Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: E - Approximately £3,242.49 per annum.

### Stamp Duty

First Time Buyer: £20,000  
Moving Home: £20,000  
Additional Property: £50,000