



£595,000

VIOLET CLOSE, BROADSTONE, DORSET BH18 8FA

Freehold



- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **CAT 5 CABLING THROUGHOUT FOR HIGH-SPEED CONNECTIVITY**
- ◆ **ENCLOSED REAR GARDEN WITH PAVED PATIO AND LAWN**
- ◆ **PREFERRED CATCHMENT AREA**
- ◆ **OFF-ROAD PARKING FOR TWO VEHICLES**
- ◆ **ELECTRIC VEHICLE CHARGING POINT (32 AMP)**

A stylish and contemporary three double bedroom house, conveniently situated close to Broadstone Broadway and highly rated local schools, offering off-road parking for two vehicles, Cat 5 cabling throughout, and a private, enclosed rear garden.



Property Description

The property is approached via an attractive entrance canopy with external lighting, leading to a sleek aluminium front door and into a welcoming reception hall. The ground floor has been thoughtfully designed, featuring a stylish cloakroom with contemporary fittings and a useful walk-in utility area, with space for a washer/ dryer.

The lounge is a bright and inviting space, enhanced by a feature floor-to-ceiling window overlooking the front aspect, allowing for an abundance of natural light. An open archway leads through to the impressive kitchen/dining room, which forms the heart of the home. Beautifully appointed, the kitchen comprises a range of high gloss units with quartz work surfaces and a central island with an inset induction hob and extractor above. Integrated appliances include a double oven, dishwasher and fridge/freezer. The dining area offers ample space for a table and chairs, with two sets of patio doors opening directly onto the enclosed rear garden.

A striking oak and glass staircase leads to the first floor landing, where a vaulted ceiling adds to the sense of space.

The principal bedroom is a standout feature, spanning the full width of the property and features a picture window. The room is serviced by a stylish en-suite shower room with contemporary fittings, including a walk-in shower and floating sanitary ware.

Bedrooms two and three are both generous doubles and each benefit from Juliette balconies, providing a pleasant outlook over the rear garden. The family bathroom is finished to a high standard, comprising a bath with rain shower over, modern sanitary ware and fully tiled walls and flooring.

The home features double glazing, an air source heat pump with underfloor heating, and loft access, with the loft partially boarded (50%) and fitted with lighting.





Garden & Grounds

Externally, the property benefits from a tarmac driveway providing off-road parking for two vehicles, along with an electric vehicle charging point (32 amp). Gated side access leads to the rear garden.

The rear garden is a particular feature, with a generous paved patio area, leading onto a large area of lawn. The garden is fully enclosed, enjoys a good degree of privacy and offers a pleasant, tree-lined backdrop. A useful summer is located at the rear of the garden, fully equipped with cat-5 cabling and is used year round as a working from home space. Additionally there is an external water tap.

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 1279 sq ft (118.9sq m)

Heating: Air Source Heat Pump (Serviced Annually)

Glazing: Double Glazed

Loft: 50% boarded with lighting.

Parking: 2 Parking Spaces

Garden: Enclosed Rear Garden

Main Services: Electric, Water and Sewerage.

Local Authority: BCP Council

Council Tax: Band E

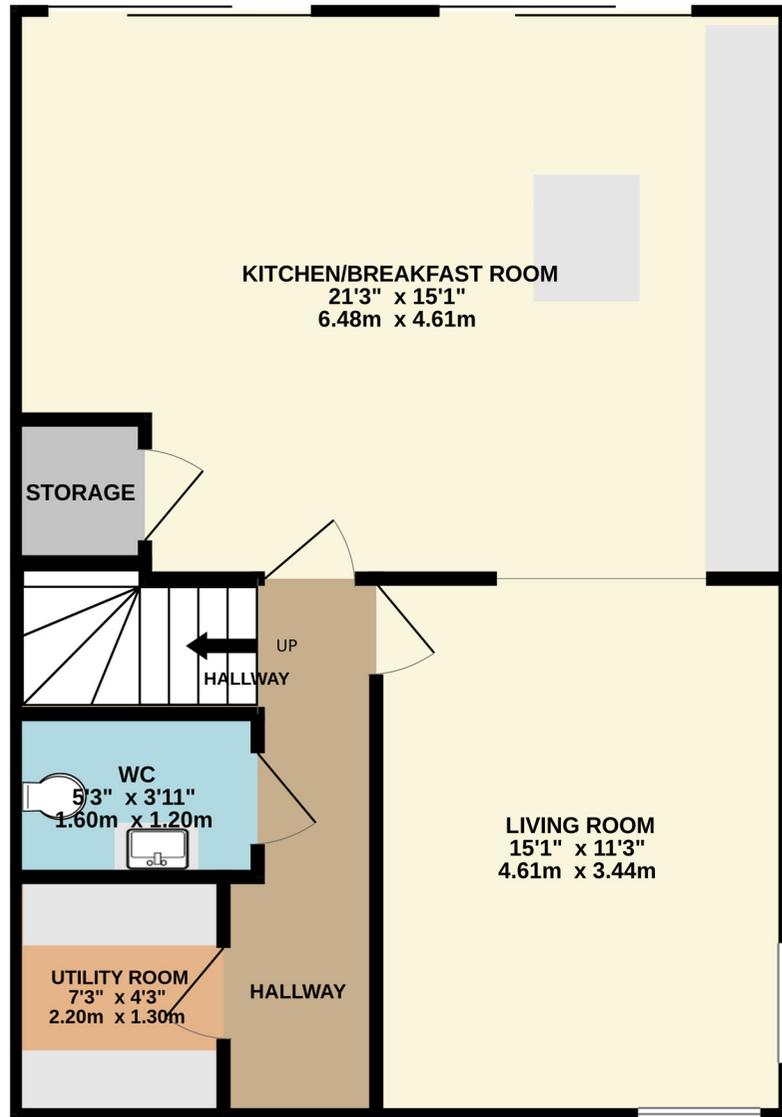


For information on broadband and mobile signal, please refer to the Ofcom website.

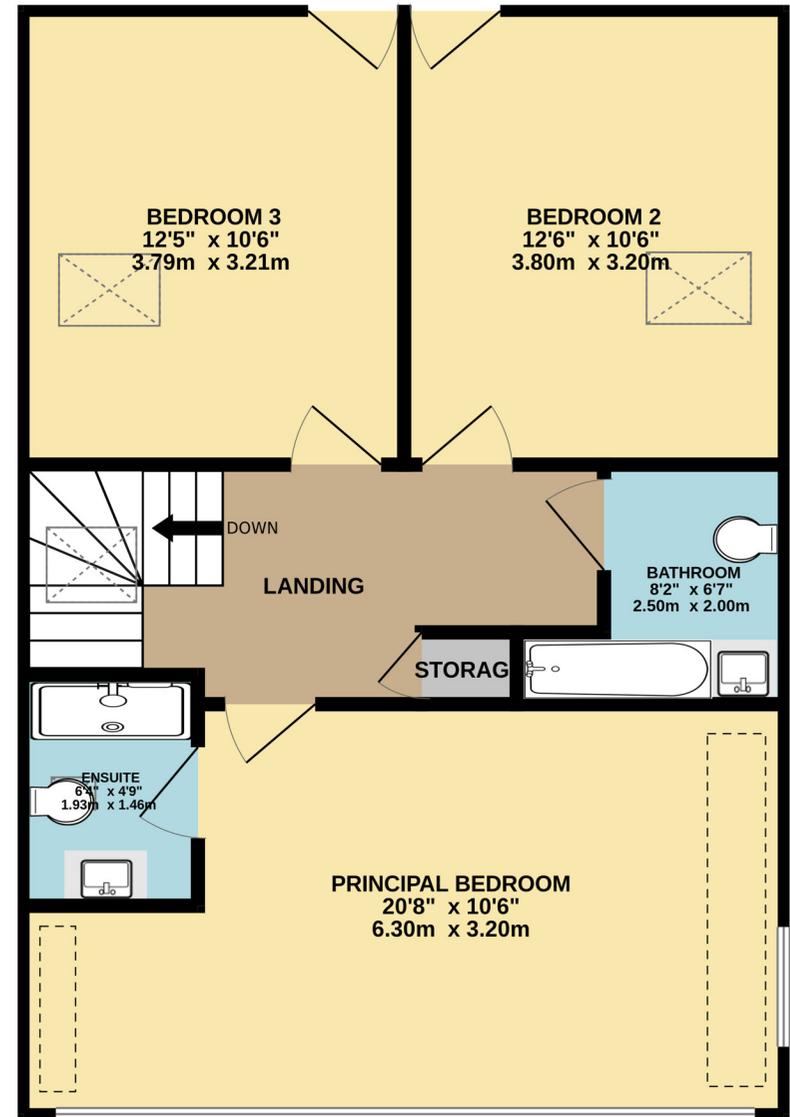
For information relating to flood risk, please refer to gov.uk



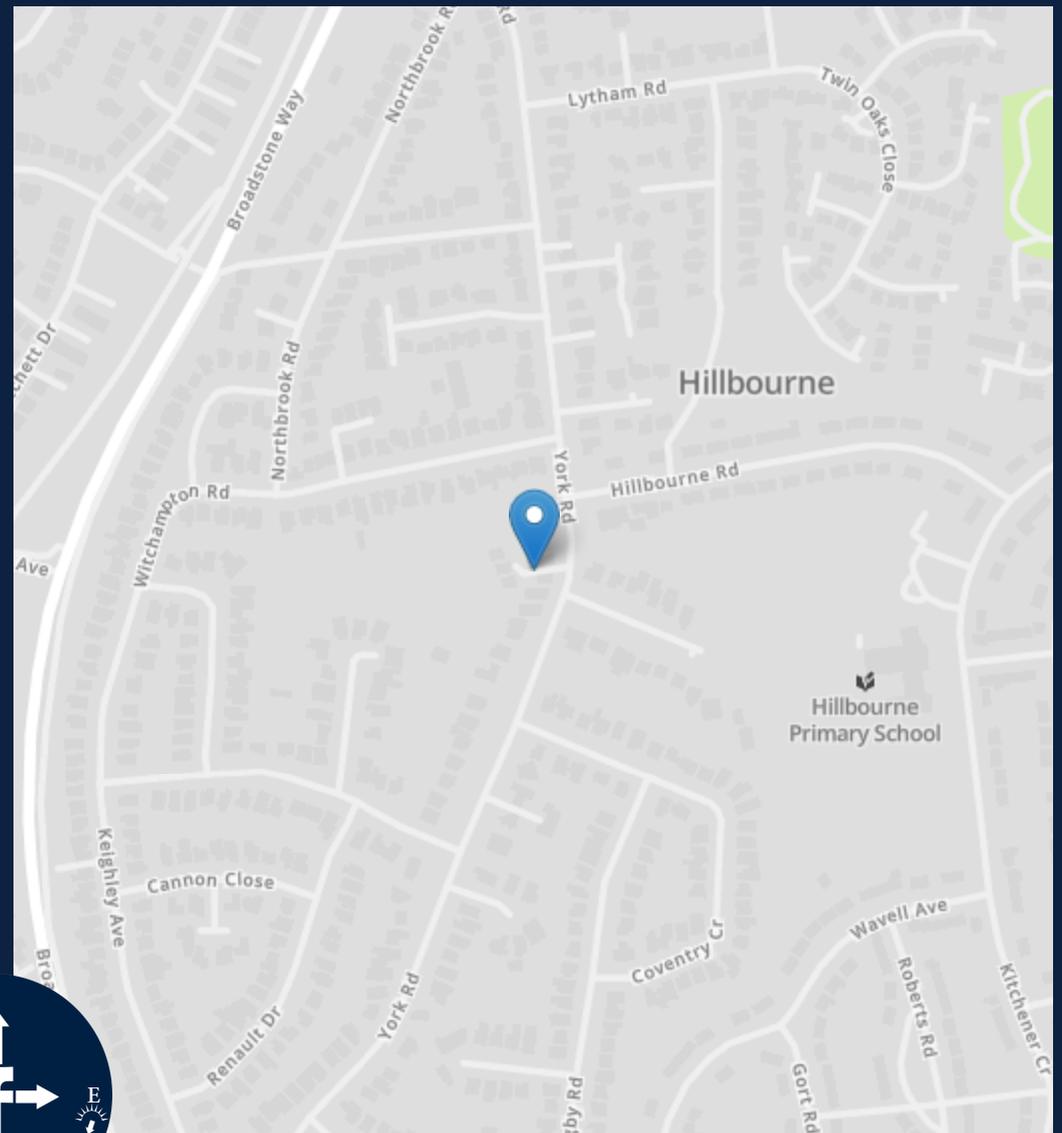
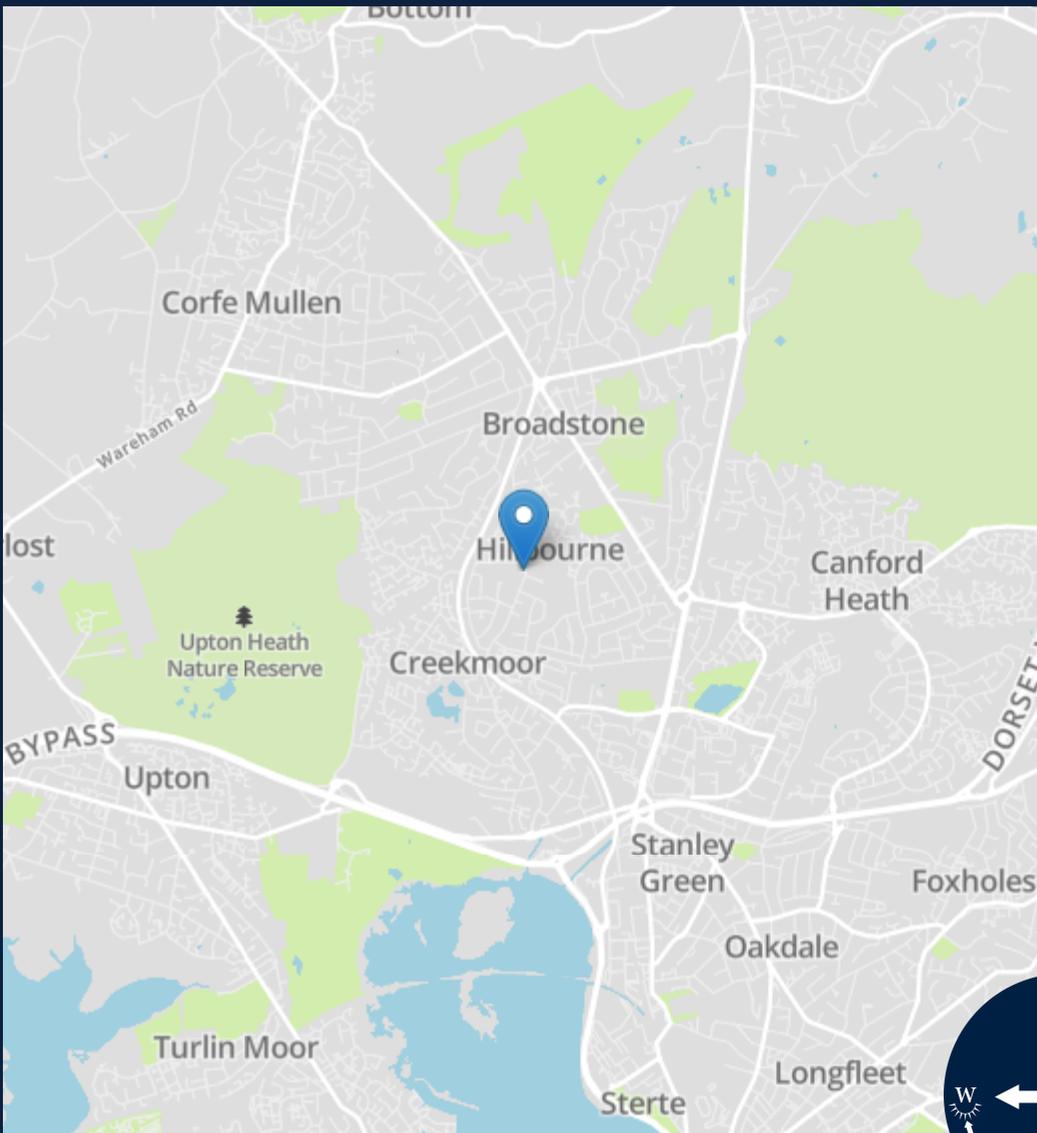
GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	95
B (81-91)	84
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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