



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



**33 Okeford Road, Broadstone, Dorset, BH18 8PA**  
**Guide Price £435,000**

\*\* SOUTH-WESTERLY FACING GARDEN \*\* BROADSTONE LOCATION \*\* PERFECT FAMILY HOME \*\* Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house situated in the prestigious Broadstone location. Overlooking a communal green and benefitting from an array of fine features including three good-sized bedrooms, an open-plan living room/dining room with French doors opening out onto the South-Westerly facing private rear garden, a separate kitchen with space for appliances, a stylish three-piece family bathroom suite, an office space, boot room, a downstairs WC, ample storage throughout and a block-paved driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet position and accommodation this family home has to offer!

Okeford Road is a quiet loop of houses overlooking a communal green and in the much-desired Broadstone location. Broadstone High Street is just a short walk away which offers a range of useful amenities including a number of pubs, restaurants, bars, Marks & Spencers, Tescos Express, Griff's Family Butchers, Costa Coffee, Broadstone Leisure Centre, the prestigious Broadstone Golf Club and Patisserie Mark Bennett to name just a few! Poole and Parkstone Grammar Schools are located under a mile away, Broadstone First School and Broadstone Middle School are situated just over a mile away. There are plenty of woodland walks nearby that are great for dog-walking. The recreation ground is close by offering sports fields, children's play area and further opportunities to explore. 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 and smooth set ceiling, ceiling light, smoke alarm, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, radiator, storage cupboard, power points, stairs to the first floor, access to the boot room and Amtico flooring.



### Kitchen

Coved ceiling, downlights, UPVC double glazed window to the front aspect, wall and base fitted units, five point gas hob with overhead stainless steel extractor fan and splash back, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, breakfast bar with room for bar stools, integrated 'Zanussi' microwave, integrated 'Miele' oven, wine rack, tiled splash back, power points, cupboard with the combination boiler enclosed and tiled flooring.



### Living Room/Dining Room

Coved and smooth set ceiling, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the rear and side aspects, radiator, feature gas fireplace with stone surround, television point, power points and Amtico flooring.



### Office

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front and rear aspect, power points, electric radiator and Amtico flooring.

### Downstairs W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, toilet, wall mounted sink, column radiator, part tiled walls and Amtico flooring.



## First Floor

### Landing

Smooth set ceiling, loft hatch (partially boarded and lighting) smoke alarm, UPVC double glazed frosted window to the side aspect, wooden balustrades, power points, storage cupboard with shelving and carpeted flooring.



### Bedroom One

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



### Bedroom Two

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



### Bedroom Three

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



### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, panelled bath with overhead electric shower, wall mounted sink with storage, toilet, tiled walls, stainless steel heated towel rail, fitted vanity unit with mirrored front and tiled flooring.



### Outside

### Garden

South-Westerly facing, mainly laid to lawn with shingle area, block paved area, surrounding wooden fences, shrubbery, trees, access to the office and an outside tap.

### Driveway

Block paved driveway with parking for multiple vehicles, shingle area and external cupboard with the consumer unit enclosed.

## Useful Information

### Agents Notes

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £6,750  
Moving Home: £11,750  
Additional Property: £33,500