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DETACHED CHALET BUNGALOW

£750,000



High Park Road, Broadstone, Dorset, BH18 9DE

Split Level Detached Chalet Style House

- * Four/Five Bedrooms * Three/Four Reception Areas *
- * 220 Square Metres / 2368 Square Feet *
- * Premium Bathroom, Shower Room & En-Suite *
- * Driveway Parking, Double Garage & Store *
- * South Westerly Lawned Garden * No Forward Chain*
- EPC C-Rated * Council Tax Band G**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses & bay windows where appropriate.

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UPVC double-glazed entrance porch leads via glazed door into entrance lobby with solid wood flooring, central heating thermostat, wall light point and single panelled radiator. Stairs to first floor and stairs down to ground floor hallway. Door leading through to:

- Utility:** Textured ceiling with ceiling light point, UPVC double-glazed window to front aspect. Space and plumbing for washing machine and tumble drier. Wall mounted gas central heating boiler and shelved storage.
- Hallway:** Plain ceiling wall light point and solid wood flooring. Access to bathroom and ground floor bedroom. Cupboard providing access to under stairs storage.
- Reception Room One:** **23' 7 x 15' 7 / 7.2m x 4.7m (approx')**
Having plain coved ceiling with recessed low level down lighting. UPVC double-glazed floor to ceiling windows with inset sliding patio doors to rear garden. Solid wood flooring, double panelled radiator and TV/media point. Steps leading up to dining room area and double doors lead through to:
- Family Room:** **26' 4 x 11' 10 / 8m x 3.6m (approx')**
Having plain vaulted ceiling (18' 3 / 5.56m pitch). UPVC double-glazed window to front aspect and UPVC double-glazed bi-folding concertina doors to rear garden. Solid wood flooring, two double panelled radiators and TV/media point.
- Open Plan Dining Room:** **12' 3 x 11' 8 / 3.7m x 3.6m (approx')**. An elevated area with wood balustrade on to family room and reception room one making it an open plan space. Plain coved ceiling with recessed low-level down lighting. High level UPVC double-glazed window to front aspect. Solid wood flooring and door leading to:
- Kitchen:** **11' 11 x 11' 7 / 3.6m x 3.5m (approx')**
Having plain coved ceiling with recessed low level down lighting and UPVC double-glazed window to front aspect. Door provides access to front garden area. A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated double electric oven. Integrated gas hob with matching stainless-steel splash back and cooker hood over. Integrated dishwasher and space for fridge/freezer. Fitted breakfast bar with solid wood counter. Tiled flooring and splash back tiling.
- Ground Floor Bedroom (Five):** **16' 1 x 12' 3 / 4.9m x 3.7m (approx')**
Plain coved ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator and solid wood flooring.
- Family Bathroom:** **10' 3 x 8' / 3.1m x 2.4m (approx')**
A split-level room with cloakroom area having plain ceiling with recessed low-level down lighting and UPVC double-glazed frosted window to side aspect. Concealed cistern WC, fully tiled walls, tiled flooring and vertical radiator. Steps lead up to bathing area with plain ceiling, recessed low-level down lighting and further UPVC double-glazed frosted window to side aspect. Corner shower cubicle, deep sided bath (not full length) and vanity unit with inset wash hand basin and mixer tap. Fully tiled walls and tiled flooring.
- Staircase leads from entrance lobby to first floor landing***
- First Floor Landing:** At landing level, coved and textured ceiling, recessed low level down lighting and mains wired smoke detector. Velux window. Steps leading up to:

- Bedroom One:** **15' 3 x 11' 5 / 4.7m x 3.5m (approx')**. Plain ceiling with ceiling light point. UPVC double-glazed full length windows to front aspect. UPVC double-glazed casement doors to Juliet balcony. Panelled radiator & double fitted wardrobes.
- En-Suite:** **11' 4 x 5' 4 / 3.45m x 1.63m (approx')**. Plain ceiling, recessed low level down lighting and frosted UPVC double-glazed window to side aspect. Double shower cubicle, wall mounted wash hand basin and low-level WC. Ladder style heated towel rail, tiled walls and tiled flooring.
- Bedroom Two:** **15' 8 x 12' / 4.8m x 3.7m (approx.')** Having coved and textured ceiling with ceiling light point and further recessed low level down lighting. UPVC double-glazed window to rear aspect. Single panelled radiator and fitted wardrobes.
- Bedroom Three:** **13' 9 x 12' 3 / 4.2m x 3.7m (approx.')** Coved and textured ceiling, ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator and fitted wardrobes.
- Bedroom Four:** **12' 1 x 9' 4 / 3.7m x 2.8m (approx.')** Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Panelled radiator.
- Shower Room:** Textured ceiling with light point. UPVC double-glazed frosted window to side aspect. Low-level WC & double shower with thermostatic valve. Vanity unit with inset wash hand basin and mixer tap. Tiled walls, tiled flooring. Mirror front cupboard giving loft eaves access and housing pre-lagged hot water tank.
- Driveway:** Dropped pavement provides access to driveway which is laid to shingle providing parking for three vehicles and vehicular access to:
- Double Garage:** **16' 7 x 15' 3 / 5.1m x 4.7m (approx')** With pitch tiled roof, power and light and electric roller shutter door. External lights. Storage room adjoining being 2.8m x 2m (irregular shaped).
- Front & Rear Gardens:** Gate and steps leading down to front garden being walled and fenced and laid to wood decking with a further area of shingle. Door access to kitchen.
Rear and side garden being laid to lawn and patio and to a south westerly aspect. Fully enclosed by screening trees, bushes and shrubs.











