

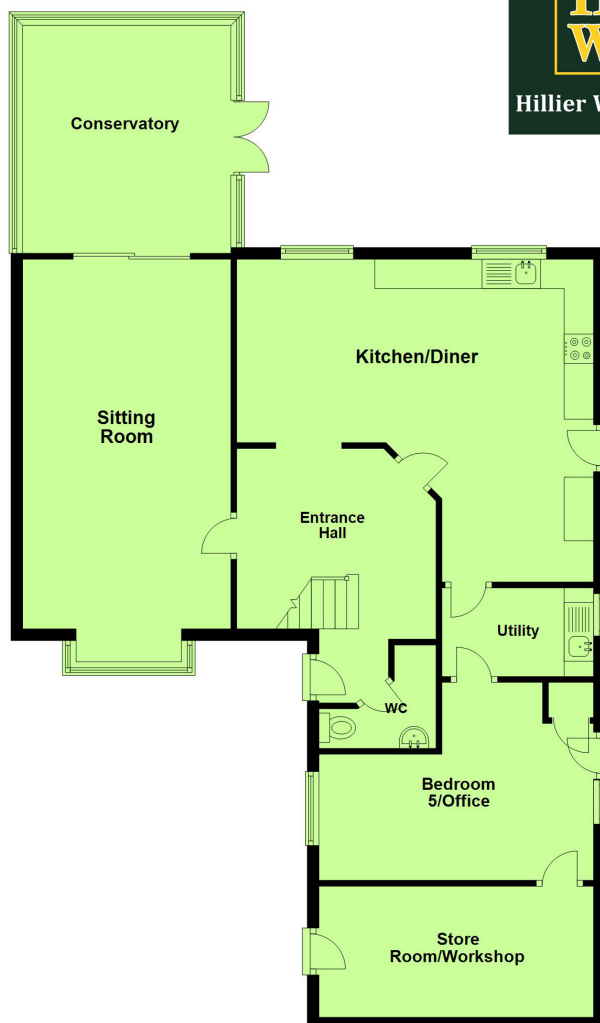
47 Dogwood Road
Broadstone BH18 9PA

Price **Offers In Excess Of £600,000** Freehold

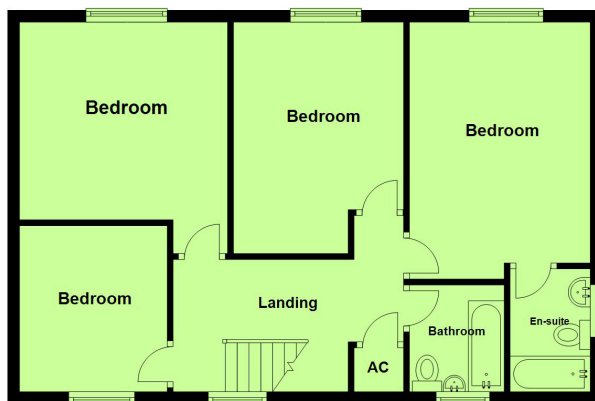


A SUPERBLY PRESENTED FOUR/FIVE
BEDROOM DETACHED FAMILY HOME
SET IN A QUIET CUL-DE-SAC LOCATION
IN THE EVER POPULAR PINESPRINGS
AREA OF BROADSTONE.

Ground Floor



First Floor



Total area: approx. 170.5 sq. metres (1835.7 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 or 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.

- * **ENTRANCE HALLWAY**
- * **GROUND FLOOR CLOAKROOM 7'2" x 6'2" (MAXIMUM) (2.19m x 1.88m)**
 - * **SITTING ROOM 22'2" INTO BAY x 11'6" (6.76m x 3.53m)**
 - * **CONSERVATORY 12'9" x 11'8" (3.93m x 3.59m)**
 - * **SPACIOUS KITCHEN/DINING ROOM 19'9" x 18'8" (MAXIMUM) (6.06m x 5.73m)**
 - * **UTILITY ROOM 8'5" x 4'7" (2.59m x 1.43m)**
- * **BEDROOM FIVE/OFFICE 15'6" x 11'1" (MAXIMUM) (4.75m x 3.38m)**
 - * **STORE ROOM/WORKSHOP 16'2" x 7'4" (4.93m x 2.25m)**
 - * **STAIRS RISING TO THE FIRST FLOOR LANDING**
 - * **BEDROOM ONE 12'5" x 11'3" (3.81m x 3.44m)**
 - * **EN SUITE BATHROOM 6'9" x 4'5" (2.1m x 1.37m)**
 - * **BEDROOM TWO 11'7" x 9'4" (3.56m x 2.86m)**
 - * **BEDROOM THREE 11'7" x 8'4" (3.56m x 2.56m)**
 - * **BEDROOM FOUR 9'3" x 8'8" (2.83m x 2.68m)**
 - * **FAMILY BATHROOM 6'4" x 6'1" (1.95m x 1.86m)**
 - * **DRIVEWAY PARKING FOR SEVERAL VEHICLES**
 - * **FRONT AND REAR GARDENS**
 - * **DOUBLE GLAZED WINDOWS**
 - * **GAS FIRED CENTRAL HEATING WITH RADIATORS**









ABOUT THIS PROPERTY

UPVC double glazed door leads to the entrance hallway where there is an understairs storage area. Ground floor cloakroom with low level flush WC, pedestal wash hand basin with twin taps and tiled splashback. The sitting room has a feature woodburning stove and sliding door to the conservatory with triple aspect windows and door to the rear garden. The feature kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, five ring burner gas hob with extractor fan above, 'Butler' style sink with mixer tap, integrated double oven and microwave with warming drawer, integrated wine fridge and dishwasher, feature island unit with further storage beneath, feature spotlighting, integrated fridge/freezer, vertical radiator and door to the side aspect. The utility room has cupboard storage, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine. Bedroom five/office with built in cupboard housing the gas fired central heating boiler, door to the side aspect and further dual aspect windows. Door gives access to the store/workshop with fitted timber work bench and door to the front garden.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in airing cupboard with slatted shelving. Bedroom one boasts views towards The Purbecks and has the benefit of an en suite bathroom with panel enclosed bath with twin taps, low level flush WC, pedestal wash hand basin with mixer tap and fully tiled walls and floor. Bedrooms two and three also have Purbeck views. Bedroom four is to the front of the property. The family bathroom has a panel enclosed bath with twin taps and overhead fitted shower, sink unit with mixer tap and vanity unit beneath, low level flush WC and fully tiled walls.

The front garden is mainly laid to lawn and tarmac driveway providing parking for several vehicles. The rear garden is predominantly laid to lawn and paved patio and has shrub and herbaceous borders.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout turn right into Pinesprings Drive. Take the second turning on the left into Sundew Road and at the T-junction turn right into Dogwood Road.

COUNCIL TAX: Band F BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1751