

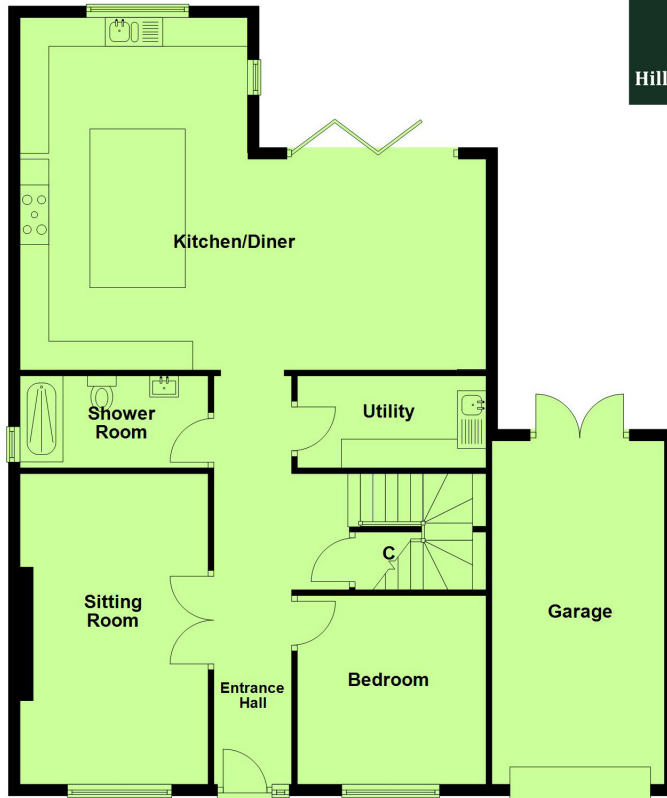
46 Roman Road
Broadstone BH18 9DL

Price Guide **£725,000** Freehold

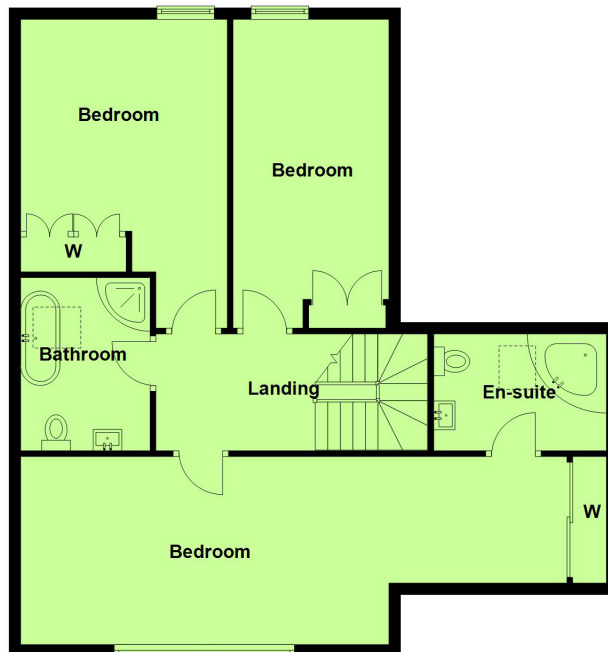


AN IMMACULATELY PRESENTED AND EXTENDED DETACHED FAMILY HOME BENEFITTING FROM OPEN PLAN KITCHEN/DINING ROOM, THREE/FOUR BEDROOMS AND THREE BATHROOMS, SET IN A QUIET AND SOUGHT AFTER LOCATION.

Ground Floor



First Floor



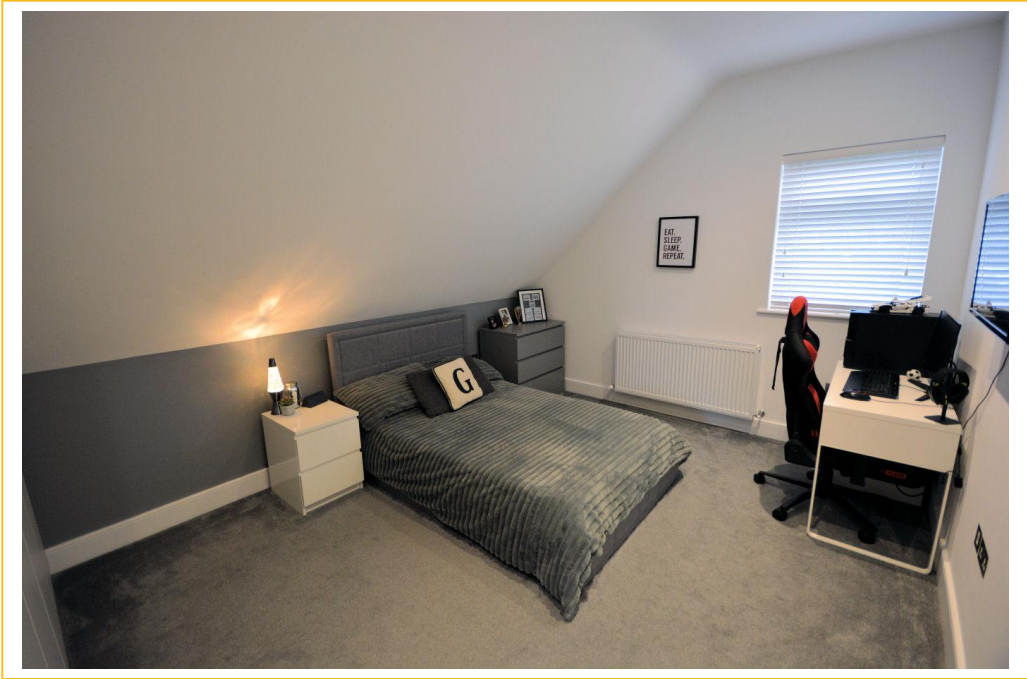
Total area: approx. 202.7 sq. metres (2181.6 sq. feet)

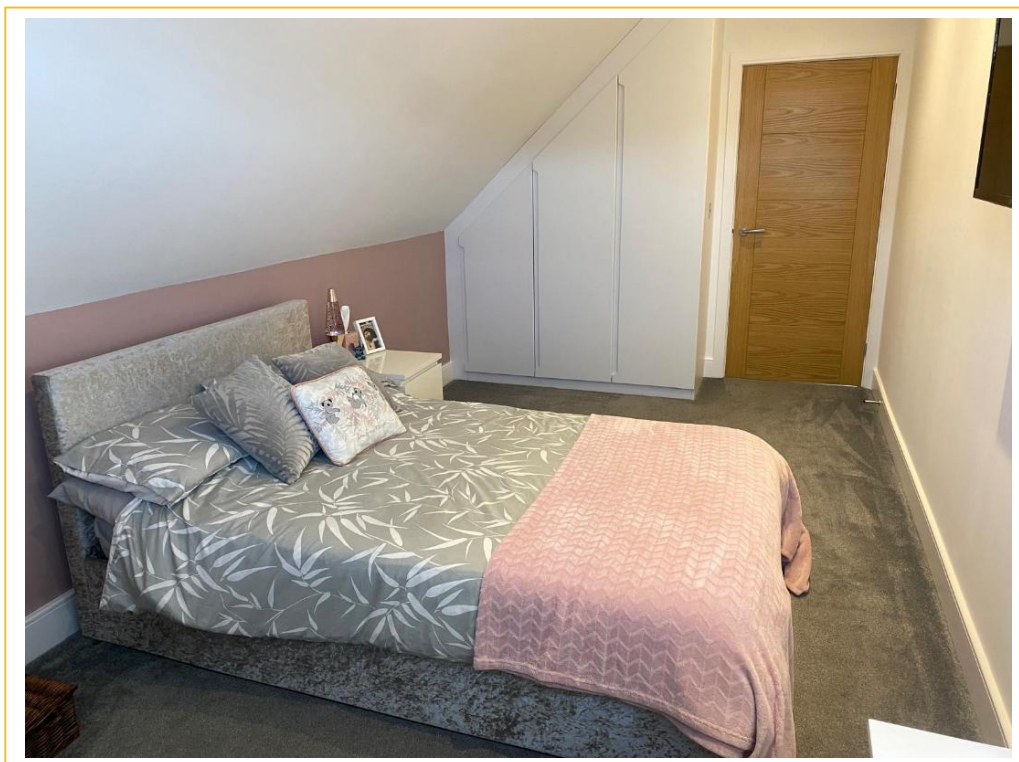
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective 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.

- * **ENTRANCE HALLWAY**
- * **SITTING ROOM 17'5" x 10'7" (5.33m x 3.26m)**
- * **OPEN PLAN KITCHEN/DINING ROOM
26'4" x 19'3" (MAXIMUM) (8.04m x 5.88m)**
- * **UTILITY ROOM 10'4" x 4'1" (3.16m x 1.24m)**
- * **GROUND FLOOR BEDROOM/PLAYROOM 10'8" x 10'8" (3.29m x 3.29m)**
- * **GROUND FLOOR SHOWER ROOM 8'1" x 5'2" (2.46m x 1.58m)**
- * **STAIRS LEAD TO THE FIRST FLOOR LANDING**
- * **BEDROOM ONE 29'2" TO WARDROBE FRONTS x 11'1" (8.9m x 3.38m)**
- * **EN SUITE BATHROOM 10'2" x 5'3" (3.1m x 1.61m)**
- * **BEDROOM TWO 16'6" (MAXIMUM) x 11'2" (5.05m x 3.41m)**
- * **BEDROOM THREE 17' (MAXIMUM) x 8'9" (5.18m x 2.71m)**
- * **FAMILY BATHROOM 9'1" x 7'4" (2.77m x 2.25m)**
- * **SINGLE GARAGE**
- * **OFF ROAD PARKING**
- * **WESTERLY FACING REAR GARDEN**
- * **GAS FIRED CENTRAL HEATING WITH RADIATORS**
- * **DOUBLE GLAZED WINDOWS**









ABOUT THIS PROPERTY

Front door leads to the entrance hallway with understairs storage cupboard. The sitting room is to the front of the property with feature fireplace, spotlighting and under pelmet lighting. The open plan kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap and water filter, five ring burner induction hob with extractor fan above, integrated double oven, space for upright fridge/freezer, integrated dishwasher, feature island unit with built in cupboards and drawers beneath, spotlighting and inset speakers and bi-fold doors to the rear garden. The utility room has built in cupboards, single bowl single drainer stainless steel sink unit with mixer tap, integrated wine rack, space and plumbing for washing machine and tumble dryer, extractor fan and wall mounted heated towel rail. Ground floor bedroom four/playroom to the front of the property. Ground floor shower room comprising large walk in shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror and extractor fan.

Stairs lead from the entrance hall to the first floor landing via a return staircase. Spacious bedroom one is to the front of the property with fitted shutters and built in mirror fronted wardrobe. The en suite bathroom comprises corner Jacuzzi bath, wash hand basin with mixer tap and vanity unit beneath, fitted mirror, low level flush WC, fully tiled walls and extractor fan. Bedrooms two and three are to the rear of the property, both with built in wardrobes. The family bathroom comprises panel enclosed bath with mixer tap and shower attachment, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror, fully tiled walls, extractor fan and fully tiled corner shower cubicle.

The front of the property is predominantly laid to block paving for off road parking with shrub borders. The westerly facing rear garden is laid to lawn with raised shrub border, paved patio area and summerhouse.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the third turning on the right into Abbotsbury Road. At the T-junction turn left into Roman Road.

COUNCIL TAX: Band D Dorset 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: R1952