

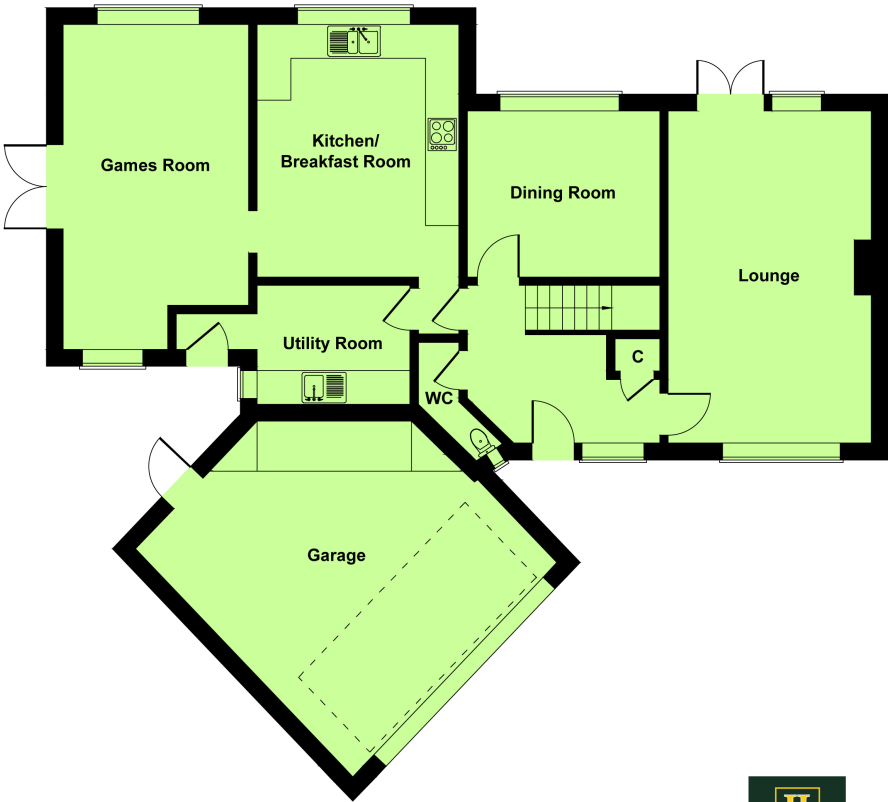
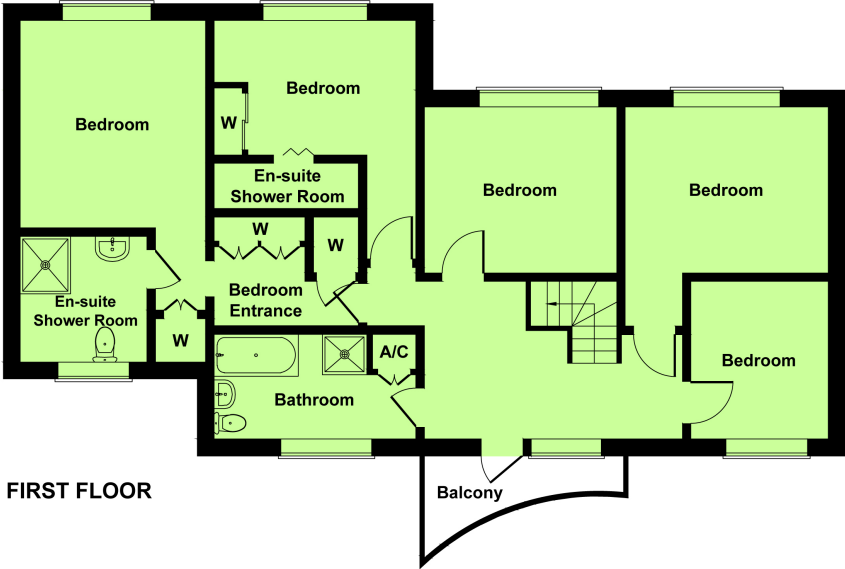
4 Sharlands Close
Broadstone BH18 8NB

Offers In Excess of **£750,000** Freehold



A DECEPTIVELY SPACIOUS FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME SET IN A CUL-DE-SAC LOCATION WITHIN CLOSE PROXIMITY TO BROADSTONE'S SHOPS AND AMENITIES.

4 Sharlands Close



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



ENTRANCE HALLWAY 11' 3" MAXIMUM X 9' 4" MAXIMUM (3.44m x 2.86m)

CLOAKROOM 8' 5" X 2' 5" (2.59m x 0.76m)

LOUNGE 20' 5" X 11' 9" (6.24m x 3.62m)

KITCHEN/BREAKFAST ROOM 14' 7" X 11' 8" (4.48m x 3.59m)

UTILITY ROOM 13' 5" X 6' 9" (4.11m x 2.1m)

GAMES ROOM 18' 7" X 11' 2" (5.69m x 3.41m)

DINING ROOM 11' 2" X 9' 9" (3.41m x 3.01m)

BEDROOM ONE 12' 3" X 10' 8" (3.74m x 3.29m)

EN SUITE SHOWER ROOM 7' 2" X 5' 8" (2.19m x 1.76m)

DRESSING AREA 9' 5" X 3' 3" TO WARDROBE FRONT (2.89m x 1m)

BEDROOM TWO 14' 5" MAXIMUM X 12' (4.41m x 3.65m)

EN SUITE SHOWER ROOM 8' 4" X 2' 9" (2.56m x 0.88m)

BEDROOM THREE 11' 3" X 9' 9" (3.44m x 3.01m)

BEDROOM FOUR 12' 9" X 11' 9" (3.93m x 3.62m)

BEDROOM FIVE 9' 1" X 8' 7" (2.77m x 2.65m)

FAMILY BATHROOM 11' 9" X 6' 1" (3.62m x 1.85m)

DOUBLE GARAGE AND SECLUDED REAR GARDEN







ABOUT THIS PROPERTY

A glazed front door leads into the spacious entrance hallway which has large walk in understairs storage cupboard. The downstairs cloakroom comprises low level flush WC and sink unit with vanity unit beneath. The kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, roll top worksurfaces, double oven with four ring burner gas hob and extractor fan above, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, space for upright fridge/freezer, window overlooking the pleasant rear garden, square archway through to the games room which has dual aspect windows and double opening doors to the rear garden. The utility room has a range of wall mounted and base storage cupboards and drawers, space and plumbing for washing machine and tumble dryer, stainless steel sink unit with mixer tap, roll top worksurfaces and door to the rear garden. The dining room is adjacent to the kitchen with window overlooking the rear garden. There is a sizeable lounge with dual aspect windows to front and rear and door to the rear garden and feature gas fireplace with hearth.

Stairs lead from the entrance hallway to the first floor landing which measures 14'7" x 9'6" (4.48 x 2.92m) and has a door to the south facing balcony and access to loft space. Bedroom one has fitted furniture, window overlooking the rear garden and benefits from an en suite shower room comprising low level flush WC, tiled shower cubicle, pedestal wash hand basin with twin taps, wall mounted heated towel rail and further radiator. There is also a dressing area to the bedroom one with built in mirrored wardrobes. Bedroom two also features an en suite shower room with low level flush WC, pedestal wash hand basin with mixer tap and tiled shower cubicle. Further bedrooms three, four and five. The family bathroom comprises low level flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with twin taps, tiled shower cubicle and built in cupboard.

Outside, the front of the property is predominantly laid to block paving providing ample off road parking in turn leading to the double garage. The secluded rear garden is a particular feature of this property and is mainly laid to lawn with mature shrub and herbaceous borders and paved patios areas.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and Sharlands Close is the third turning on the left hand side.

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

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PRIVACY POLICY

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REF: R1981