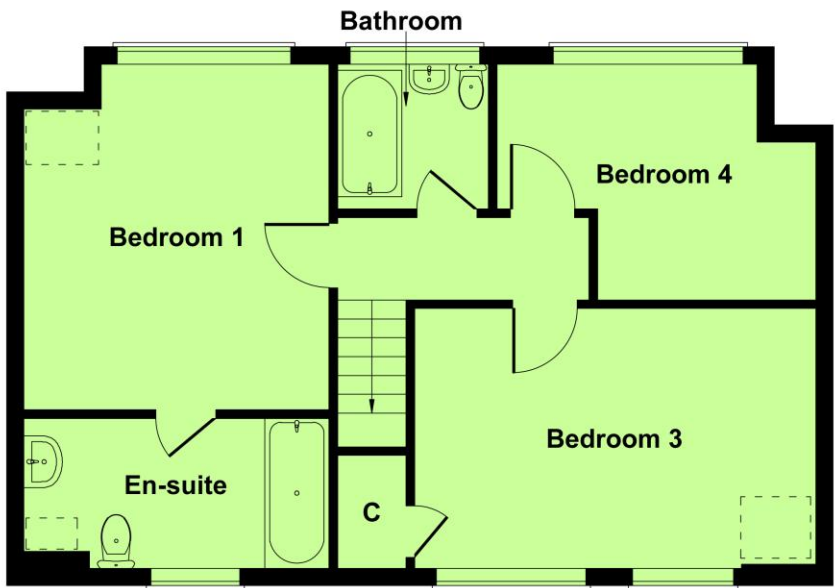


3 Dell Close  
Broadstone BH18 9NL

Price **£750,000** Freehold



A BEAUTIFULLY PRESENTED AND  
EXTENDED FOUR BEDROOM, THREE  
BATHROOM DETACHED FAMILY HOME  
WITH A LARGE PRIVATE GARDEN  
SET IN A QUIET CUL-DE-SAC LOCATION.



FIRST FLOOR



GROUND FLOOR

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



**\* ENTRANCE HALLWAY**

**\* DOWNSTAIRS CLOAKROOM**

**\* SITTING ROOM 20'10" X 11'6" (6.35m x 3.51m)**

**\* KITCHEN/DINING/LIVING ROOM 19'7" X 18'11" (5.96m x 5.77m)**

**\* UTILITY ROOM 8'4" X 5'9" (2.55m x 1.75m)**

**\* GROUND FLOOR BEDROOM TWO 16'6" X 9'6" (5.04m x 2.9m)**

**\* EN SUITE SHOWER ROOM 7'9" X 5'5" (2.35m x 1.66m)**

**\* STAIRS FROM THE ENTRANCE HALLWAY TO FIRST FLOOR LANDING**

**\* BEDROOM ONE 13'3" X 11'9" (4.03m x 3.57m)**

**\* EN SUITE SHOWER ROOM 11'8" X 5'9" (3.56m x 1.75m)**

**\* BEDROOM THREE 15'5" X 9'7" (4.59m x 2.51m)**

**\* BEDROOM FOUR 12'2" X 9' (3.72m x 2.75m)**

**\* FAMILY BATHROOM 5'9" X 5'7" (1.76m x 1.69m)**

**\* WELL MAINTAINED REAR GARDEN**

**\* GENEROUS OFF ROAD PARKING**

**\* GARDEN OFFICE WITH AIR CONDITIONING, WIFI, SKY TV & DOUBLE GLAZING**

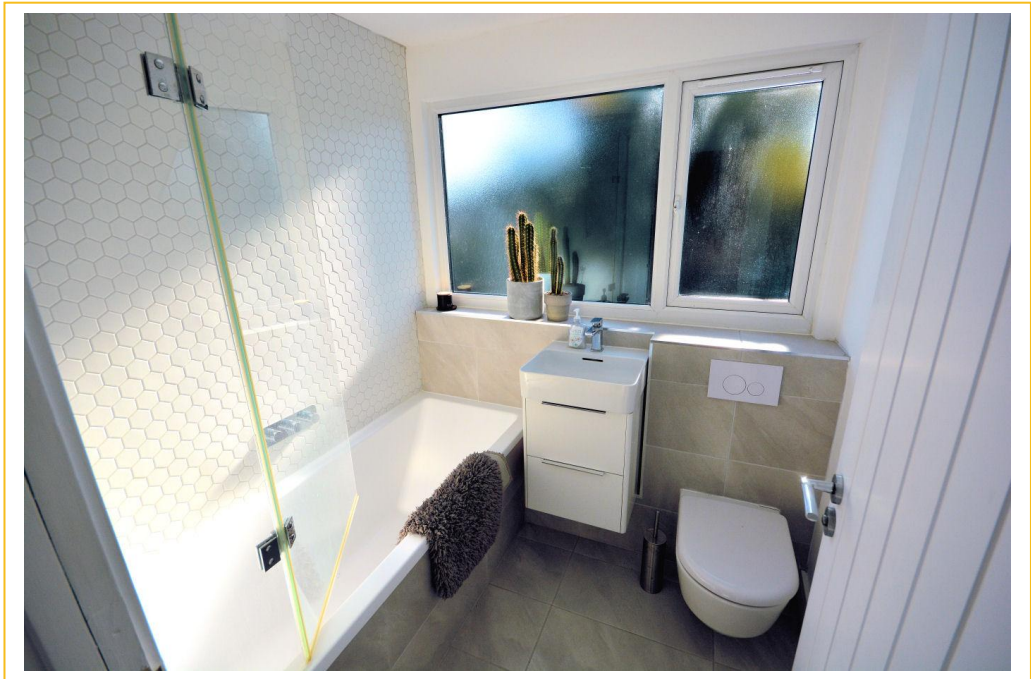
**\* DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

Front door leads to the spacious entrance hallway with understairs storage cupboard. The sizeable sitting room runs the length of the property and has feature woodburning stove and sliding doors giving access to the secluded rear garden. The kitchen/dining/living room offers a superb entertaining space with bi-fold doors leading to the rear garden. The kitchen area comprises a range of wall mounted and base storage cupboards and drawers, breakfast bar and various integrated appliances. A door leads to the utility room offering further space for a washing machine and tumble dryer.

The ground floor bedroom two is a generous double room and has the benefit of a modern en suite shower room with vanity basin and WC. There is an additional downstairs cloakroom with vanity basin and WC.

Stairs lead from the entrance hallway to the first floor landing where there are three bedrooms, with bedroom one having the benefit of air conditioning and an en suite shower room comprising walk in shower, vanity basin and WC. Bedroom three benefits fitted storage and bedroom four is currently arranged as a study. The family bathroom comprises a bath with shower attachment over, vanity basin and WC.

Outside, to the front of the property there is off road parking for numerous vehicles, electric car charger and potential to construct a garage if required. The secluded rear garden is beautifully landscaped with a variety of shrub and herbaceous borders. There are two patio areas with one having a pergola. There is a garden office which has air conditioning, WiFi, Sky TV and double glazing. There is also a large storage shed.





**DIRECTIONS:**

From The Broadway proceed to the main Broadstone roundabout and take the second exit into Clarendon Road. Continue to the end of the road and then turn right into Roman Road. Dell Close is the first turning on the right hand side.

**COUNCIL TAX:** Band E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** To be confirmed

**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: R2038**