



24 Upton Way, Broadstone BH18 9LY

A rarely available opportunity to acquire a three double bedroom detached house offering scope for extension/re-development, located on a large plot on this most sought-after road within a few minutes' walk of Broadstone high street.

EPC: 65 Council Tax Band: F Price: £625,000 Freehold

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Key Features

- THREE DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- HOME OFFICE
- SNUG/BEDROOM FOUR
- MASTER EN SUITE SHOWER
- DOUBLE LENGTH GARAGE WITH INSPECTION PIT
- OUTSTANDING GARDEN
- PRIME LOCATION
- VIEWING RECOMMENDED

The Property

Hallway with Kamdean flooring and understairs cupboard. A door to your right leads into the inner hall where one will find a downstairs cloakroom. Across the hallway, there is an excellent living room with panelled feature wall with fitted gas fire. A throughway continues into the dining room with picture window overlooking the outstanding rear garden. A home office also overlooks the rear garden. To the front there is a useful snug/occasional bedroom 4 if needed. To complete the picture on the ground floor, there is a fitted kitchen which the present owners had earmarked as a utility room prior to carrying out extension plans at some point in the future.

Easy tread staircase to the bright and airy galleried first floor landing. Master bedroom with range of fitted

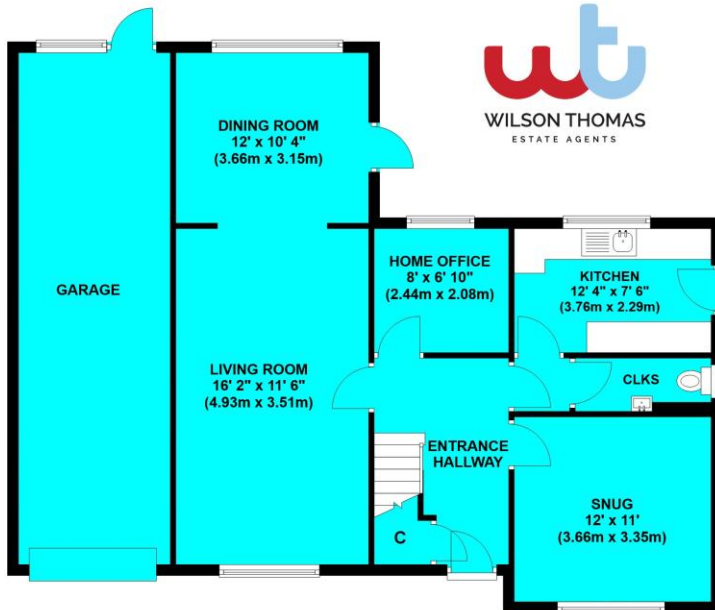
wardrobes and aspect overlooking the front garden. Door to en-suite shower room. There is a good size second bedroom with fitted wardrobes and a window overlooking the front garden, whilst bedroom 3 is also a double and overlooks the rear garden. Family bathroom.

Extensive gravelled driveway to the front of the property bordered by mature hedgerow and providing space for motorhome if needed. The driveway continues to an attached double length garage with inspection pit.

As in keeping with this prestigious road, there is an excellent rear garden measuring approximately 100' in length being laid to lawn and featuring a variety of shrubs, tree life and mature hedgerow. Seating area and old outbuilding with glazed doors.

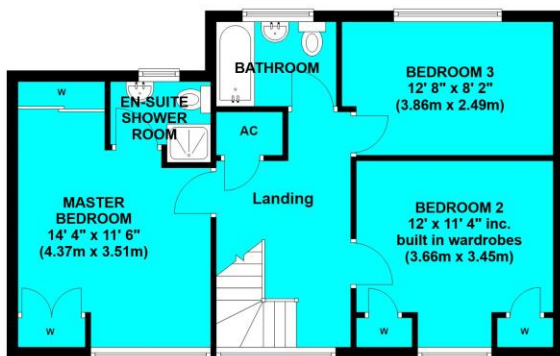
Ground Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 154.2 sq. metres (1660.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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