

13 Beech Close

Broadstone, BH18 9NJ

HARDWICK
ESTATE AGENTS

A surprisingly spacious 4 bedroom, 3 bathroom detached chalet home set on a generous plot with a large detached garage and garden studio in a quiet cul-de-sac.

- Reception hall
- Sitting/dining room
- Kitchen/dining room
- 4 bedrooms, 2 with en-suite
- Family bathroom
- Generous corner plot
- Driveway parking for several vehicles
- Tandem length garage
- Garden studio/home office
- Quiet cul-de-sac position
- Close to Upton Heath nature reserve

ASKING PRICE:
£700,000 (Freehold)

EPC RATING: C



















Property Description

A beautifully presented, spacious and versatile four-bedroom detached home, significantly improved in recent years by the current owners. The property sits at the end of a quiet cul-de-sac on an elevated and secluded plot, with ample parking, a detached tandem garage and an insulated garden studio/home office.

The flexible layout offers two double bedrooms and a family bathroom on the ground floor, with two further double bedrooms upstairs, making it ideal for families, downsizers, multi-generational living or those working from home.

Accommodation - Ground floor

Entrance porch leading to the reception hall.

Reception hall with stairs rising to the first floor and two fitted storage cupboards.

Sitting/dining room – a bright, dual-aspect room with a feature fireplace.

Kitchen/dining room – a particular feature of the property, this open-plan space overlooks the rear garden, with double doors opening onto the terrace. The kitchen is fitted with a good range of base and eye-level units and a breakfast bar, with a built-in double oven and hob, integrated dishwasher and freezer. There is space for a washing machine and a fridge freezer.

Bedroom two – a double bedroom with fitted wardrobes and an en-suite shower room with a three-piece suite.

Bedroom four – a further double bedroom.

Family bathroom with a contemporary three-piece suite.

First floor

Main bedroom – a double bedroom with a range of fitted wardrobes and an en-suite shower room.

Bedroom three – a double bedroom with fitted wardrobes and access to eaves storage, part of which is currently arranged as a children's play area.







Outside

Parking and garage – a driveway provides ample parking for several vehicles and leads to a detached, tandem-length garage with power and light.

Front garden – laid to planted borders, with a side gate giving access to the rear.

Rear garden – a further feature of the property, enjoying a good degree of seclusion and laid mainly to lawn. A paved patio terrace stretches across the rear of the house and leads to a further decked terrace.

Garden studio/home office – a detached, fully insulated building beside the deck, with power and lighting, ideal for working from home or as a hobby room.

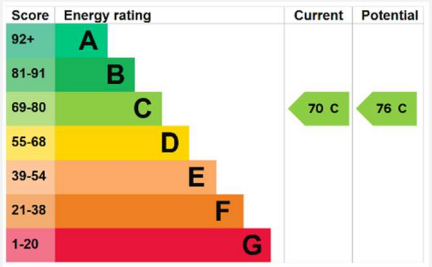
Covered pergola – a covered space, ideal for a hot tub.

Location

The property is located a short walk away from Upton Heath nature reserve providing extensive walking. The local area is known for its sought-after schooling with Springdale and Corfe Hills both located close by. Broadstone village centre is one mile away and offers an excellent range of shops and amenities.

Additional information

Heating – gas fired central heating
Mobile and internet coverage – please refer to www.ofcom.org.uk
Council tax bill – E – Dorset county council





All measurements are approximate and for display purposes only.

Total Area: approx 163.2 m² ... 1757 ft² (excluding garage, garden room)

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E:info@hardwickea.co.uk

www.hardwickea.co.uk