



Estate Agents



Auctioneers



# Branders Lane, Wick, Bournemouth, BH6 4LL

Guide Price £635,000

Immaculate Three Double Bedroom, Two Bathroom, Detached Chalet House  
Hallway | Ground Floor Shower Room | 19' Reception Room | Two Ground Floor  
Bedrooms | 20' Extended Open-Plan Kitchen/Diner | Stairs To First Floor Landing  
Bathroom | Double Bedroom | Detached Garage | Off Street Parking for 3/4 Cars  
Landscaped Rear Garden



Located at the heart of the picturesque Wick Village in a peaceful cul-de-sac location sits this fully refurbished and remodelled three double bedroom, two bathroom, detached chalet-bungalow. The property is presented in immaculate order throughout and the list of benefits include UPVC double glazing, gas central heating, 19' reception room with wood burner, stunning 20' modern kitchen/diner, modern downstairs shower room, two double ground floor bedrooms with fitted wardrobes, third bedroom on first floor with separate bathroom, landscaped gardens to both front and rear and a detached Garage.

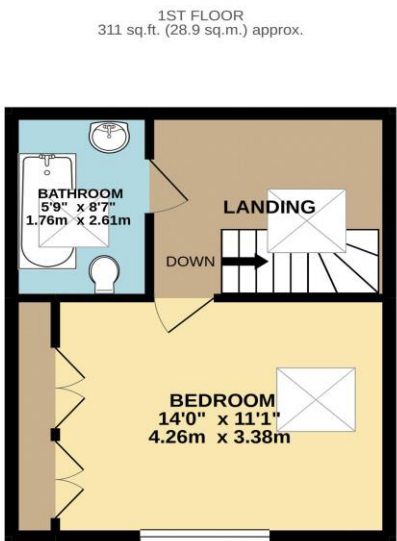
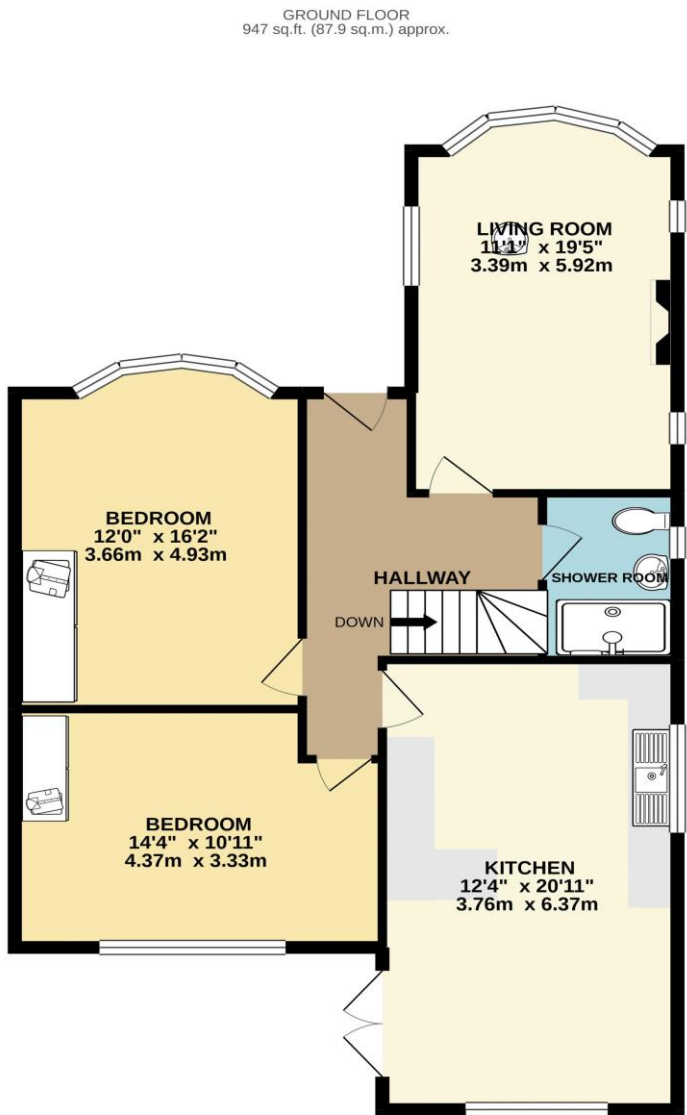
Upon entering the property you are greeted by a wide hallway with ornate timber staircase leading to the first floor. To the front is the bright and spacious 19' reception room with bay window and feature wood burning stove. There are two generous double bedrooms on the ground floor both fitted with a range of wardrobes plus a modern shower room with double walk-in shower, basin and w/c finished with contemporary tiling. The 20' kitchen/diner provides the real 'wow' factor with an extensive range of wall and base units, breakfast bar and a range of built in appliances; the dining area has a vaulted ceiling and French doors leading to the patio.

The first floor has a good sized landing which could be used as a office/study and a double bedroom, again with fitted wardrobes plus a further modern bathroom.

Outside, the front driveway is block paved and has parking for 3/4 cars, with landscaped borders. The rear garden is landscaped with a new patio area and artificial low maintenance grass. There is a Detached Garage

Council Tax Band: E

EPC Rating: Band E



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix ©2020

a Richard Godsell, 3 Southbourne Grove, BH6 3RE

t 01202 424214

e [southbourne@richardgodsell.com](mailto:southbourne@richardgodsell.com)

w [richardgodsell.com](http://richardgodsell.com)

Disclaimer  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.