



44 Roman Road, Broadstone BH18 9DL

An interesting opportunity to acquire a most spacious, four double bedroom detached bungalow benefiting from an outstanding open plan kitchen/dining/family room overlooking the large westerly facing rear garden. Viewing recommended and offered for sale with No Forward Chain.

EPC: TBC **Council Tax Band:** D **Price:** £750,000 Freehold

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Key Features

- OUTSTANDING KITCHEN/DINING/FAMILY ROOM WITH FEATURE ISLAND, 6 METERS OF SLIDING DOUBLE GLAZED DOORS
- LIVING ROOM
- FOUR DOUBLE BEDROOMS INC 2 WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE WITH ELECTRIC ROLLER DOOR
- LARGE LAWNED GARDEN WITH FULL WIDTH PATIO/ENTERTAINING AREA
- EXCELLENT DRIVEWAY WITH SPACE FOR MOTORHOME IF NEEDED
- EXCELLENT PRESENTATION THROUGHOUT
- PRIME LOCATION
- OFFERED FOR SALE WITH NO FORWARD CHAIN

The Property

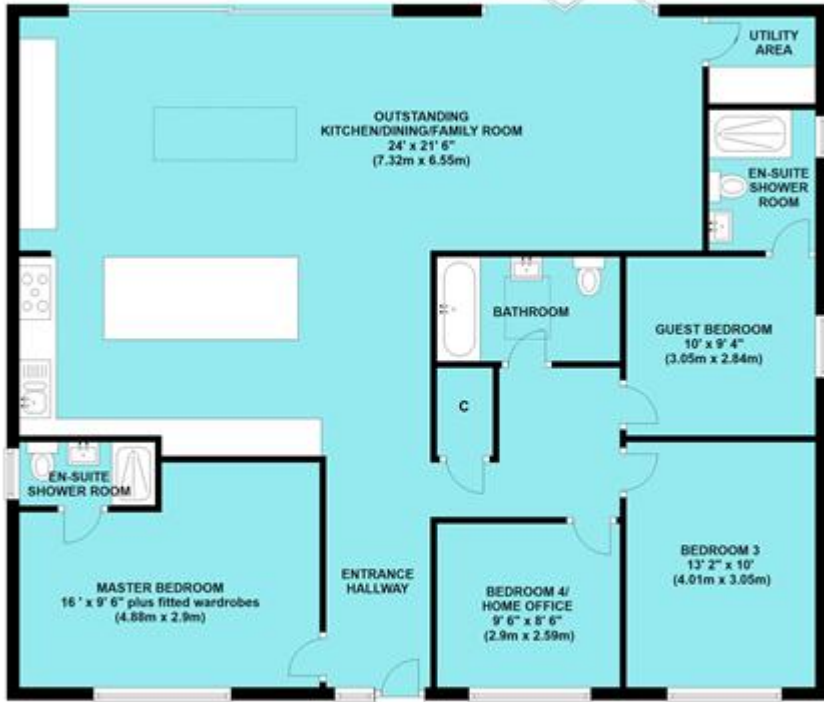
From an impressive entrance, a double glazed hardwood door leads to the reception hallway which continues into the outstanding kitchen/dining/family area where one will find an extensive range of units with silestone worksurfaces and a full range of appliances. There is a lantern window, together with 6 meters of sliding patio doors affording a high degree of natural light, overlooking the large rear garden. This room then continues into a living room which again has bi-fold doors leading out to the garden, together with a self-contained storage area.

Returning to the hallway, the inner hallway serves all four principal double bedrooms, two of which have en-suite shower rooms. There is a family bathroom.

The property has been professionally re-developed and extended to provide a most spacious and rare bungalow in this favoured residential area. There is a large lawned rear garden bordered by timber panelled fencing, whilst there is a full width patio/entertaining area. Offered for sale with no forward chain, early viewing is strongly advised.



Ground Floor



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 or 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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