



39 Fairview Drive, Broadstone BH18 9AR

A rare opportunity indeed to acquire a most spacious three double bedroom detached bungalow found at the head of a sought after cul-de-sac on this continually popular development, within walking distance of Broadstone village centre. Prime location adjacent to an area of protected heathland and Broadstone Golf Course beyond.

EPC: 68 Council Tax Band: E Price: £550,000 Freehold

 **3**  **1**  **2**





Key Features

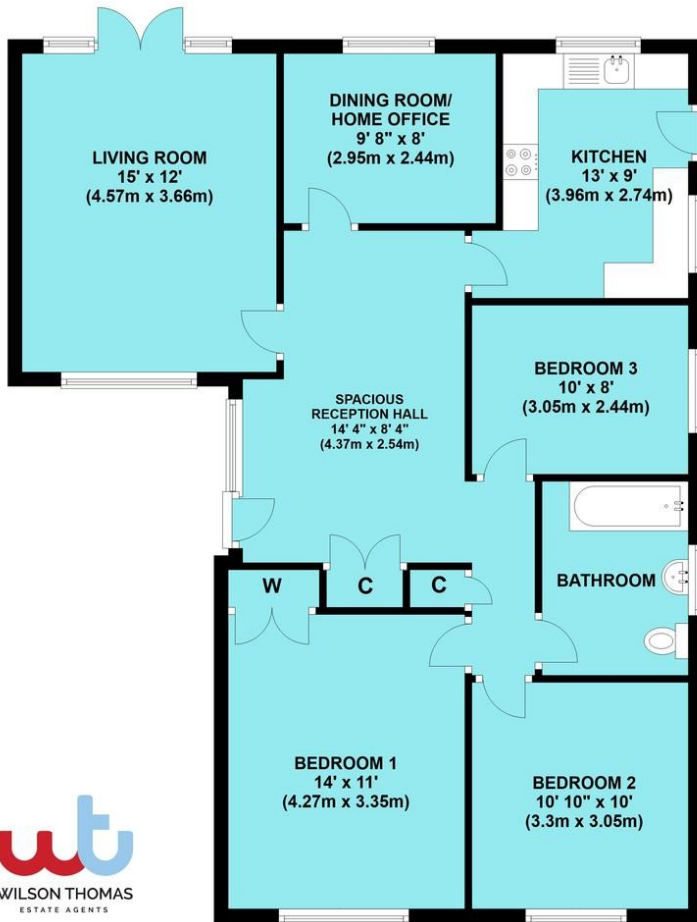
- THREE DOUBLE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN
- SPACIOUS RECEPTION HALL
- PLANNING PERMISSION GRANTED TO EXTEND
- SPACE FOR MOTORHOME
- SECLUDED SOUTH WESTERLY FACING REAR GARDEN
- PRIME LOCATION
- NO FORWARD CHAIN

The Property

Upon entering the bungalow one is immediately impressed with the spacious reception hallway which serves all principal rooms. There is an excellent living room with double glazed French doors leading out to the secluded sunny rear garden. A dining room can be found alongside the kitchen, where one could remove the internal wall and create a large kitchen/dining room if desired.

There are three double bedrooms together with a bathroom. There is a Vaillant combi gas boiler located in the kitchen.

Once outside, there is an extensive in and out driveway to the front which provides space for a motorhome if needed. A driveway continues alongside the property to a detached garage, whilst the rear garden enjoys a pleasant south westerly aspect and is totally secluded.



Total area: approx. 91.2 sq. metres (981.3 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 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		83
(69-80)	C		
(55-68)	D	68	
(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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