



## 101 Springdale Road, Broadstone BH18 9BW

A generous three bedroom detached bungalow with two reception rooms, enjoying a sunny southerly rear aspect and offering great potential to extend if required.

**EPC: 64 Council Tax Band: E Price: £550,000 Freehold**

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









## Key Features

- THREE BEDROOM DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- GENEROUS RECEPTION HALL
- LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- SOUTHERLY FACING REAR GARDEN
- GREAT POTENTIAL TO EXTEND AS WITH NEIGHBOURING PROPERTIES (STPP)
- CLOSE TO POPULAR SCHOOLING, PLAYPARK & DOG WALKING
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ESTABLISHED LOCATION

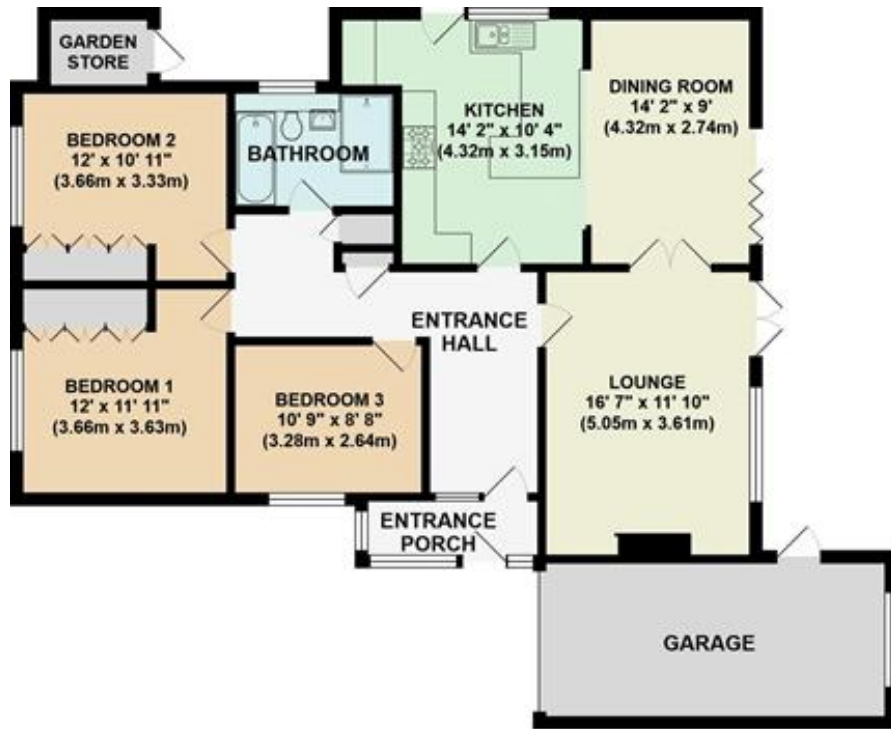
## The Property

This generous three bedroom detached bungalow is situated in a popular and established location and also offers great potential to extend into the roof space (STP) if so desired.

The accommodation comprises of an entrance porch leading to a good size reception hall, a lounge with double doors opening to a dining room with bi-fold doors overlooking the southerly facing rear garden, an archway then leads through to the kitchen. To the front of the bungalow there are three good size bedrooms and the bathroom with separate shower.

A tarmac driveway provides off road parking for numerous vehicles and leads to the garage and the southerly facing rear garden has a patio area stepping down to an area of lawn, all enclosed by timber panelled fencing and enjoying a pleasant elevated outlook and a sunny aspect.

Agents' note: We are informed by the vendor that the property has historically had outline planning consent for 5 bedrooms/2 bathrooms.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
<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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