



89 Upton Way, Broadstone BH18 9LX

A large four bedroom detached bungalow situated in one of Broadstone's most favoured locations benefitting from generous off road parking with garaging and a southerly facing rear garden.

EPC: 71 Council Tax Band: E Price: £675,000 Freehold

 **4**  **2**  **1**





Key Features

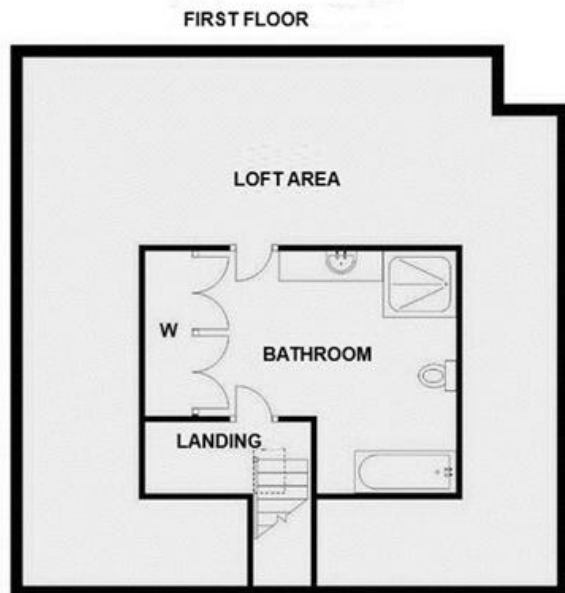
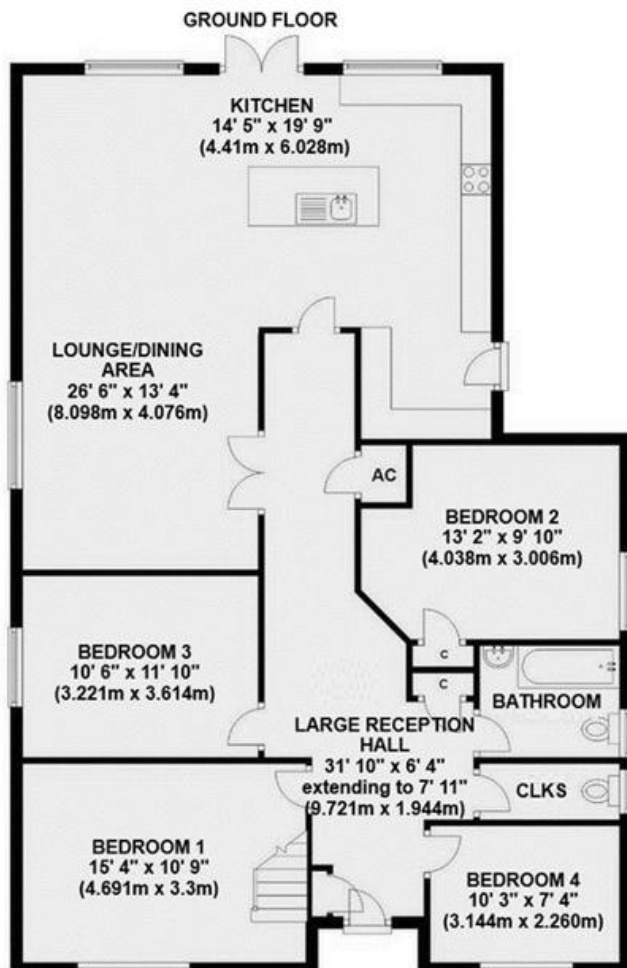
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- LARGE ENSUITE BATHROOM
- GENEROUS OPEN PLAN LIVING ROOM
- ATTRACTIVE KITCHEN WITH GRANITE WORK SURFACES
- ANTHRACITE TRIPLE GLAZED ALUMINIUM WINDOWS & FRONT DOOR
- GAS CENTRAL HEATING & UPVC FASCIAS & SOFFITS
- SOUTH FACING SECLUDED REAR GARDEN
- BLOCK PAVED DRIVEWAY WITH AMPLE PARKING
- KARNDEN/OAK ENGINEERED FLOORING

The Property

Upon entering the property there is a large reception hall leading to the open plan living space which is divided into a very good size lounge/dining area with dual aspect windows and through into the impressive kitchen area. The kitchen is fitted with a range of Shaker style units with an integrated Neff dishwasher and further space for appliances and a granite island. Bedroom 1 has a staircase which leads to a first floor landing with a Velux window and in turn leads to a large en-suite bathroom which is fitted with wardrobes across one width of the room. Back on the ground floor are three further bedrooms, a family bathroom and a separate cloakroom.

Outside to the front there is a brick wall with established shrub border and a driveway leading to the detached garage. A gate gives access to the rear garden which has a patio and then an area of lawn where there is a timber built chalet and a second substantial storage shed. The garden is enclosed by timber panelled fencing, enjoys a sunny aspect and has complete privacy.

As with other properties in the road there is great potential to extend to the first floor with plans previously being passed subject to the usual planning permissions.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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		
www.epcau.com		

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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