



5 Woods Edge, Broadstone BH18 8EH

An immaculately presented three bedroom detached bungalow situated in a quiet, private close alongside just four other bungalows.

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

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





Key Features

- GOOD SIZE RECEPTION HALLWAY
- GENEROUS LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- COVED SMOOTH PLASTERED CEILINGS
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM
- INTEGRAL GARAGE WITH UTILITY AREA
- BLOCK PAVED DRIVEWAY
- ATTRACTIVE REAR GARDEN WITH ELEVATED ASPECT

The Property

This modern detached bungalow has been lovingly maintained by the current owners and is presented in excellent decorative order throughout.

The accommodation comprises of a covered entrance porch leading to a generous reception hall with wood effect LVT flooring, glazed double doors then open to an impressive lounge/dining room with French doors onto the rear garden. The kitchen, which has been updated by the present owners, has integrated appliances and there is space for a breakfast table and chairs. From the hallway a door gives access to the garage and at the rear of the garage is a utility area where there is the Worcester boiler and space and plumbing available for an automatic washing machine and a further fridge and freezer. A generous master bedroom has fitted wardrobes along one full length of the room and there is a contemporary

en-suite shower room. There are then two further good size bedrooms and a well appointed main bathroom.

The front garden has been predominantly laid to lawn with a double width block paved driveway leading to the garage. Access to the side of the bungalow leads to an area where there are two composite storage sheds, in turn leading to the rear garden where there is a large patio and an expanse of lawn with very well kept borders stocked with numerous specimen shrubs and soft fruit trees. The garden is fully enclosed by timber panelled fencing, has power and lighting and a water tap. There is a timber summer house and to the opposite side of the bungalow raised vegetable beds and space for a greenhouse. The garden enjoys a high degree of privacy and a pleasant elevated outlook to the rear.

SPACE FOR FLOOR PLAN



SPACE FOR EPC GRAPH

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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