



39 Fontmell Road, Broadstone, BH18 8NL

**H**  
HARDWICK  
**H**  
ESTATE AGENTS



A beautifully renovated and extended 4 double bedroom detached bungalow offering spacious and flexible accommodation with an impressive open plan kitchen/living/dining area.

- Impressive kitchen/living space
- Separate utility room
- 4 double bedrooms, 2 bathrooms
- Scope to use 4<sup>th</sup> bedroom as a study/snug
- Garage/workshop
- Generous landscaped rear garden
- Fitted kitchen appliances
- New gas central heating system
- New roof (slates) , electrics, & plumbing
- Bi-folding doors to the garden
- Parking for several vehicles
- NO ONWARD CHAIN

## ASKING PRICE:

£699,950 (Freehold)

## EPC RATING:

Band – D









This impressive, detached bungalow has been entirely renovated and extended offering surprisingly spacious and well-appointed accommodation. Just some of the renovations include a new gas central heating system, windows, kitchen, bathrooms and flooring throughout.

In addition to the impressive open plan kitchen living area there are 4 double bedrooms, one of which could be used as a study or snug. It is set on a generous plot with ample parking for several vehicles together with a garage and a rear garden.

It is located along Fontmell Road one of the area's most desirable locations lying close to Broadstone recreation ground. Broadstone village centre is a little over half a mile away providing a wide range of shops and amenities.

The accommodation briefly comprises;

A storm porch leads into the reception hall. Along the rear of the property is the spacious, open plan kitchen dining living room with two lantern skylights and bifold doors leading out to the garden. The kitchen has a good range of matching base and eye level high gloss units with fitted appliances including an eye level oven, microwave, fridge freezer and dishwasher. There is a separate utility room with space for white goods, further storage and side access.

There are 4 double bedrooms, the main bedroom had an en suite shower room with a three piece suite.

The main family bathroom also has a three piece suite including a P shaped bath with shower over.

Outside the property is approached via a brick paved drive providing parking and access to the attached single garage.

The rear garden has a large raised patio terrace stretching across the rear of the property and steps lead down to the lawned garden bound by mature planted borders with a timber summer house at the end of the garden.

Council tax band: E





All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us;

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