



**Q** | Quinn & Co  
ESTATE AND LETTING AGENTS

## Broadway Lane, Bournemouth

- Deceptively spacious
- Four double bedrooms
- Ensuite + bathroom + shower room
- Off road parking for 4 cars

**£550,000**

EPC Rating 'TBC'



'Williston' 46 Broadway Lane, Bournemouth, BH8 0AA



## Property Description

Click on the floorplan to appreciate the accommodation on offer.

Deceptively spacious and beautifully presented four double bedroom detached chalet bungalow. The property is situated within moments of the picturesque Throop Village and river walks. It also provides easy access to main transport links, Bournemouth town centre and is set within highly sought after school catchments.

'Williston' has been owned by the same family since it was built. In 2008/2009, the property was significantly improved and extended, a rear extension was added to create a further ground floor bedroom with ensuite, and the loft was converted to create a further two double bedrooms and shower room. At this time, the property was also replumbed, rewired and the roof was replaced.



The front entrance/porch is located to the side, and the hallway is spacious with storage underneath the stairs. The lounge is located to the front aspect and benefits from an open fireplace. The second bedroom is also located to the front and has fitted wardrobes and drawers. The master bedroom is very spacious, with French doors leading to the rear patio, and there is an immaculately presented ensuite shower room. There is a further family bathroom and separate WC on the ground floor. The modern kitchen is presented in perfect condition, having only been installed at the end of 2023. An integrated 'Neff' larder fridge is included. There is also space for a gas or electric range cooker and plumbing for a dishwasher. A feature larder cupboard houses ample shelving and spice racks. French doors lead to the rear patio. On the first floor, there are two spacious double bedrooms, with ample head height, and a modern shower room.



Externally, the property features a very well-maintained rear garden, being mainly laid to lawn with a substantial patio area. To the side, there is also a selection of fruit trees and bushes, including apple, plum, blackcurrants, gooseberries and raspberries. The front garden has a selection of shrubs and flowers. The driveway provides off-road parking for 4 cars and leads to the garage, which houses a car comfortably. There is also an adjoining workshop, with both power and light. A personal door from the workshop leads to the garden.



Further points to note.

The kitchen, ensuite and main family bathroom benefit from underfloor heating.

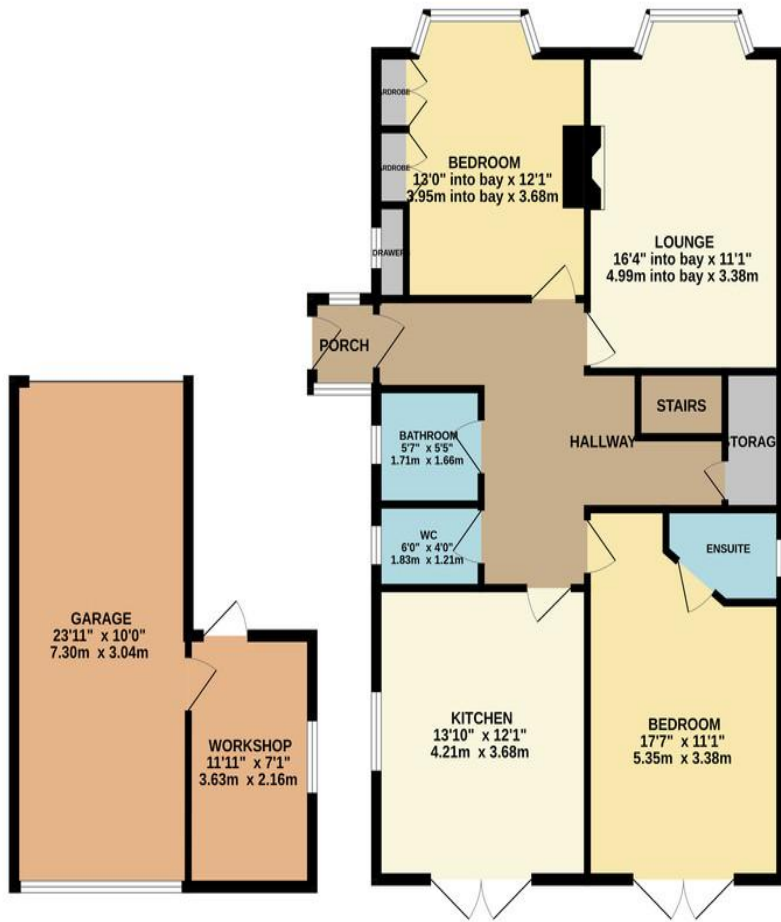
The heating/hot water system is pressurised to create a constant water flow.



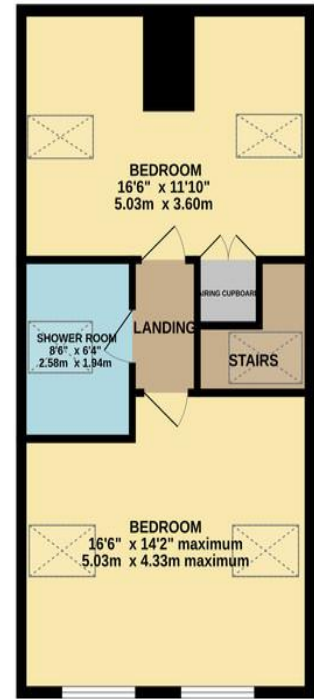




GROUND FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1779 sq.ft. (165.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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