

16 Ascot Road  
Broadstone BH18 9EZ

Price **£550,000** Freehold



A RECENTLY REFURBISHED AND REMODELLED  
TWO DOUBLE BEDROOM DETACHED BUNGALOW,  
SITUATED WITHIN CLOSE PROXIMITY TO  
BROADSTONE VILLAGE, BENEFITTING FROM A  
SIZEABLE REAR GARDEN.



**Ground Floor**

Approx. 142.8 sq. metres (1537.1 sq. feet)



Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.  
Plan produced using PlanViz.

**\* ENTRANCE HALLWAY 19'9" (MAXIMUM) x 9'4" (MAXIMUM)  
(6.07m x 2.87m)**

**\* KITCHEN/SITTING ROOM 20'3" x 19'6" (6.19m x 5.97m)**

**\* BEDROOM ONE 11'9" x 11'9" (3.63m x 3.63m)**

**\* BEDROOM TWO 12'5" x 9'4" (3.81m x 2.87m)**

**\* FAMILY BATHROOM 7'9" x 7'9" (MAXIMUM) (2.41m x 2.41m)**

**\* SIZEABLE REAR GARDEN**

**\* SUMMERHOUSE 32' x 13' WITH TWO STORE ROOMS (9.76m x 3.96m)**

**\* OFF ROAD PARKING**

**\* SINGLE DETACHED GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the front of the property, a double glazed frosted door gives access into the spacious entrance hallway which has a range of fitted cupboards and loft access via a hatch. The kitchen/sitting room has bi-fold doors and windows to rear, further window to front, range of wall and floor mounted cupboards, work surfaces over, two nests of three drawers, island unit, single sink with drainer and mixer tap, space for washing machine and integrated appliances to include slimline dishwasher, fridge/freezer, oven, four ring ceramic hob and extractor fan over.

Bedroom one has window to front aspect and bedroom two has window to rear aspect with pleasant views over the rear garden. The family bathroom has frosted window to side, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, bath with mixer tap and walk in shower with rainfall shower.

To the front of the property a pea shingle driveway provides off road parking for a number of vehicles and via double opening gates provides further parking down the side in turn leading to the single detached garage which has up and over door, light and power. One of the main features of this delightful property is the sizeable and secluded rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders.

The property also benefits from a sizeable summerhouse which has been divided into two rooms and is currently being used as a bar, bedroom and two store rooms. **AGENTS NOTE:** The summerhouse has no planning permission.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Ascot Road is the second turning on the right hand side.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1767**