

1 Fontmell Road
Broadstone BH18 8NL

Price **£435,000** Freehold



A VERY WELL PRESENTED THREE BEDROOM
DETACHED FAMILY BUNGALOW OFFERED FOR
SALE WITH NO FORWARD CHAIN AND SET IN
A SOUGHT AFTER RESIDENTIAL LOCATION.



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

Whilst 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 PlanUp.

*** ENTRANCE HALLWAY**

*** SITTING ROOM 15'9" x 11'9" (4.84m x 3.62m)**

*** DINING ROOM/BEDROOM TWO 12'9" x 11'4" (3.93m x 3.47m)**

*** CONSERVATORY 12'2" x 9'6" (3.71m x 2.92m)**

*** KITCHEN 11'8" x 9'7" (3.59m x 2.95m)**

*** BEDROOM ONE 11'9" x 9' TO WARDROBE FRONTS (3.62m x 2.74m)**

*** BEDROOM THREE 10'6" x 6'3" TO WARDROBE FRONTS (3.23m x 1.92m)**

*** FAMILY BATHROOM 7'8" x 5'3" (2.37m x 1.61m)**

*** FRONT AND REAR GARDENS**

*** SINGLE GARAGE**

*** DRIVEWAY PROVIDING OFF ROAD PARKING**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with two built in cupboards and access to loft space. The sitting room has dual aspect windows to front and side and feature electric fireplace. Dining room/bedroom two has sliding double glazed doors to the conservatory. The conservatory has triple aspect windows, tiled floor and double opening doors to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated four ring burner electric hob, integrated double oven, dishwasher, washing machine, fridge and freezer, part tiled walls, cupboard housing the gas fired central heating boiler, window overlooking the rear garden, obscured glazed door to the side aspect and tiled floor.

Bedrooms one and three both have built in wardrobes. The family bathroom has a white suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush WC, tiled shower cubicle with wall mounted electric shower, wall mounted heated towel rail, wall mounted mirrored medicine cabinet, fully tiled walls and floor and two obscured glazed windows to the rear aspect.

The front of the property benefits an in and out driveway providing off road parking for numerous vehicles, single garage, car port and shrub and herbaceous borders. The rear garden is predominantly laid to lawn with shrub and herbaceous borders, patio area, greenhouse and timber shed.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the left hand side into Fontmell Road.

COUNCIL TAX: Band D BCP Council (Poole)

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: R1797