

81 Fontmell Road  
Broadstone BH18 8NN

Price Guide **£700,000 - £725,000** Freehold



AN IMMACULATELY PRESENTED AND EXTENDED  
THREE/FOUR BEDROOM DETACHED FAMILY BUNGALOW  
SITUATED IN A SOUGHT AFTER RESIDENTIAL  
LOCATION CLOSE TO BROADSTONE'S SHOPS  
AND AMENITIES. AN INTERNAL VIEWING IS A  
MUST TO FULLY APPRECIATE.



**\* ENTRANCE HALLWAY**

**\* KITCHEN/DINER/LIVING ROOM 29' 6" X 16' 1" (9.02m x 4.90m)**

**\* UTILITY ROOM**

**\* BEDROOM ONE 12' 1" X 11' 7" (3.68m x 3.56m)**

**\* EN SUITE SHOWER ROOM 11' 7" X 2' 9" (3.56m x 0.88m)**

**\* BEDROOM TWO 12' 2" X 11' 7" (3.71m x 3.56m)**

**\* BEDROOM THREE 10' 3" X 9' 1" (3.13m x 2.77m)**

**\* BEDROOM FOUR/SNUG 13' 2" X 12' 2" (4.02m x 3.71m)**

**\* FAMILY BATHROOM 11' 7" X 5' 5" (3.56m x 1.67m)**

**\* GAS FIRED CENTRAL HEATING**

**\* DOUBLE GLAZED**

**\* FRONT AND REAR GARDENS**

**\* SINGLE GARAGE**









**ABOUT THIS PROPERTY**

Front door leads to the entrance hallway which has access to loft space. The extended kitchen/diner/living room has double opening doors leading out to the delightful rear garden, two feature roof lanterns, tiled floor, a range of wall mounted and base storage cupboards and drawers, integrated appliances to include dishwasher, fridge/freezer, oven with four ring burner induction hob and extractor fan above, one and half bowl single drainer sink unit with mixer tap, roll top worksurfaces, feature island with storage drawers beneath and window to side aspect providing far reaching views towards the Purbeck Hills. There are double opening glazed doors to bedroom four/snug which has 'Velux' windows. The utility room has storage cupboards, single bowl sink unit with mixer tap, space and plumbing for washing machine and tumble dryer and door to side aspect.

Bedroom one is to the front of the property with dual aspect windows and benefits from an en suite shower room which has low level flush WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted dual showers, wall mounted heated towel rail and obscured window to side aspect. Bedrooms one and two benefit from built in wardrobes. Bedroom three has window to side aspect. The family bathroom has dual aspect obscured glazed windows, panel enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, low level flush WC and tiled shower with wall mounted dual showers.

Outside, the rear garden is predominantly laid to lawn with shrub and herbaceous borders. A gate gives direct access to the recreation ground at the rear. The front of the property provides off road parking and is partly laid to lawn. A driveway gives access to the single garage.





**DIRECTIONS:**

From Broadstone Centre 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 E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**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: R1802**