

11 Fontmell Road  
Broadstone BH18 8NL

Price **£575,000** Freehold



A SUPERBLY PRESENTED AND RECENTLY REMODELLED AND REFURBISHED THREE BEDROOM DETACHED FAMILY BUNGALOW, BENEFITTING FROM STUNNING ORANGERY, KITCHEN/DINING ROOM AND 100' REAR GARDEN. AN INTERNAL VIEWING IS A MUST TO APPRECIATE.

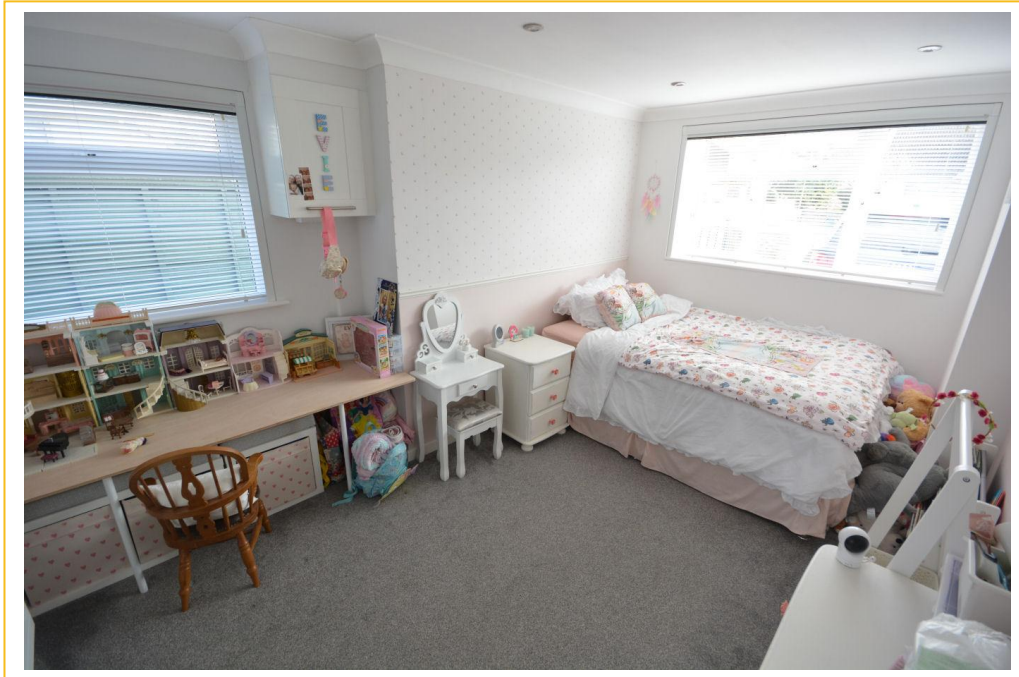


- \* PORCH 2'5 X 2' (0.76m x 0.6m)**
- \* ENTRANCE HALLWAY 15'8 (MAXIMUM) X 11'9" (4.81m x 3.62m)**
- \* KITCHEN/DINING ROOM 18'7 X 12'7" (5.69m x 3.87m)**
- \* ORANGERY/SITTING ROOM 24' X 12'3" (7.31m x 3.74m)**
- \* BEDROOM ONE 13'9" X 9'9" (4.23m x 3.01m)**
- \* BEDROOM TWO 13'3" X 9'8" (4.05m x 2.98m)**
- \* BEDROOM THREE/PLAYROOM 15'9" X 11' (4.84m x 3.35m)**
- \* FAMILY SHOWER ROOM 5'9" X 5'4" (1.79m x 1.64m)**
- \* OFF ROAD PARKING**
- \* SIZEABLE REAR GARDEN APPROACHING 100'**
- \* UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**
- \* KARNDEN AND AMTICO FLOORING THROUGHOUT**











**ABOUT THIS PROPERTY**

The double glazed front door with matching side screen gives access into the entrance porch which in turn via a double glazed door with frosted side screen gives access into the entrance hallway which has loft access via a hatch. The impressive kitchen/dining room has frosted door to side, range of wall and floor mounted cupboards, worksurface over, single sink with drainer and mixer tap, nest of three drawers, upstands and integrated appliances to include fridge, freezer, Neff washing machine, Neff dishwasher, Neff double oven, four ring ceramic hob and extractor fan over. From the kitchen/dining room an archway leads through to the light and airy orangery/sitting room which has TV point, Midea Air conditioning unit, double opening doors and bi fold doors leading out to the rear garden.

Bedrooms one and two both have windows to front aspect. Bedroom three/playroom has window to side aspect and access into the orangery/sitting room. The modern fitted shower room has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, wash hand basin with mixer tap, low level flush WC and walk in shower cubicle with shower.

To the front of the property is a small area laid to lawn and a block paved driveway providing off road parking for a number of vehicles, all of which are bound by timber fence and low level brick wall borders. One of the main features to this delightful property is the sizeable and secluded rear garden, approaching 100', which is laid to two sections, the first of which is laid to lawn with a gate leading to the second section which is laid to mature shrubs and decking providing seating. The property also benefits from a shed with power and light and outside summer house, currently being used as a bar measuring 20' x 10', which also has light and power. Access down both sides of the property in turn lead to the front.

The property could easily be extended into the loft (subject to the relevant planning permissions).





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road and take the sixth turning on the left into Fontmell Road.

**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: R1964**