



**Broadstone
Dorset, BH18 8HX**

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FREEHOLD GUIDE PRICE: £425,000 - £450,000

A beautifully presented and extended two-bedroom detached bungalow with a stunning open plan kitchen/lifestyle room, modern bathroom and ample off-road parking and garage with secluded rear garden, situated in a quiet residential location.

- Spacious entrance hallway with electric fuse box and door leading to principal room
- Good size sitting room enjoying a dual aspect
- Stunning kitchen/lifestyle room which forms part of the extension. Kitchen with range of quality fitted base and eye level units with complementary worktops, inset Bosch induction hob with extractor hood over and adjacent Bosch oven and grill, integrated Bosch wine fridge, further integrated fridge freezer, space for washing machine and dishwasher and space for sofa, table and chairs
- Two double bedrooms, both with full range of built in fitted wardrobes
- Modern bathroom: bath with mixer tap, wall mounted shower over with handrail, low level concealed WC, vanity unit with wash hand basin, mirror fronted medicine cabinet, fully tiled walls, cupboard with built in shelving and ladder style heated towel rail
- Double glazing and gas heating
- Outside: front hard standing driveway giving ample off-road parking for several vehicles, continuing down the right-hand side of the bungalow giving access to the undercover carport and garage and side gate to rear garden. A private and secluded rear garden which has a large patio area, ideal for alfresco dining. The remainder of the garden is neatly laid to lawn with mature flower and shrub borders and a timber shed

This attractive bungalow is set within a mile from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan centres of Poole and Bournemouth are approximately 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

EPC RATING: D COUNCIL TAX BAND: D

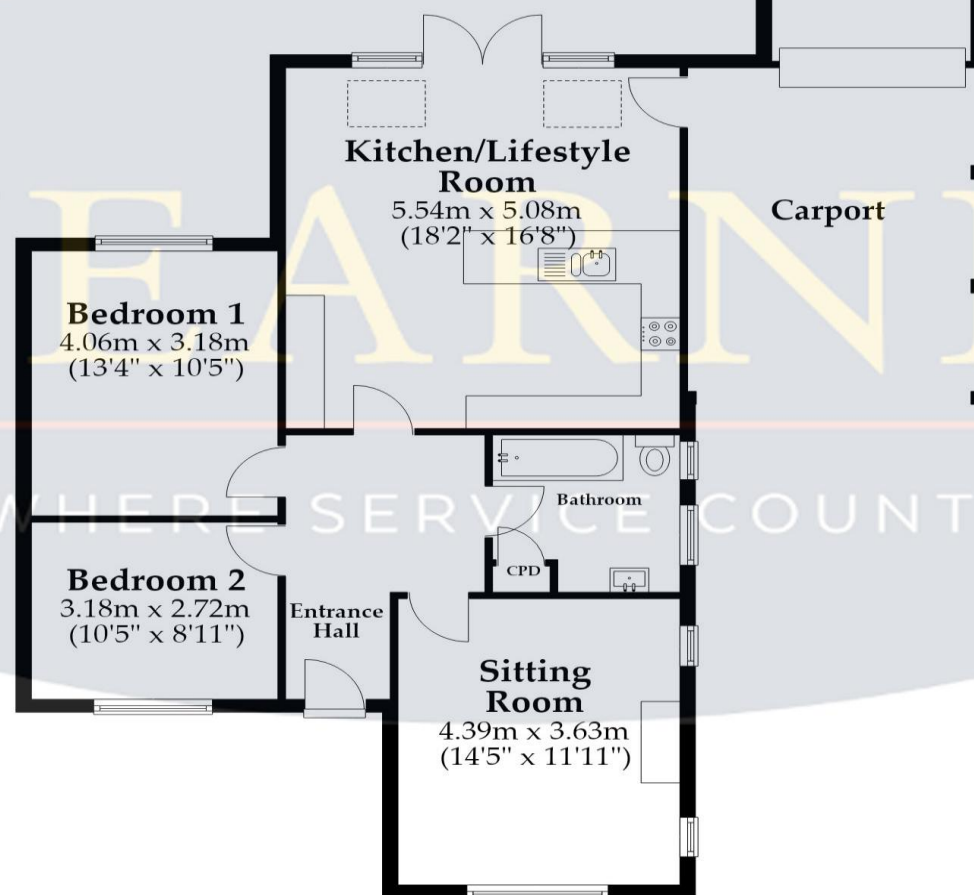
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 82.1 sq. metres (884.1 sq. feet)
(excluding Carport, Garage)



Total area: approx. 82.1 sq. metres (884.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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