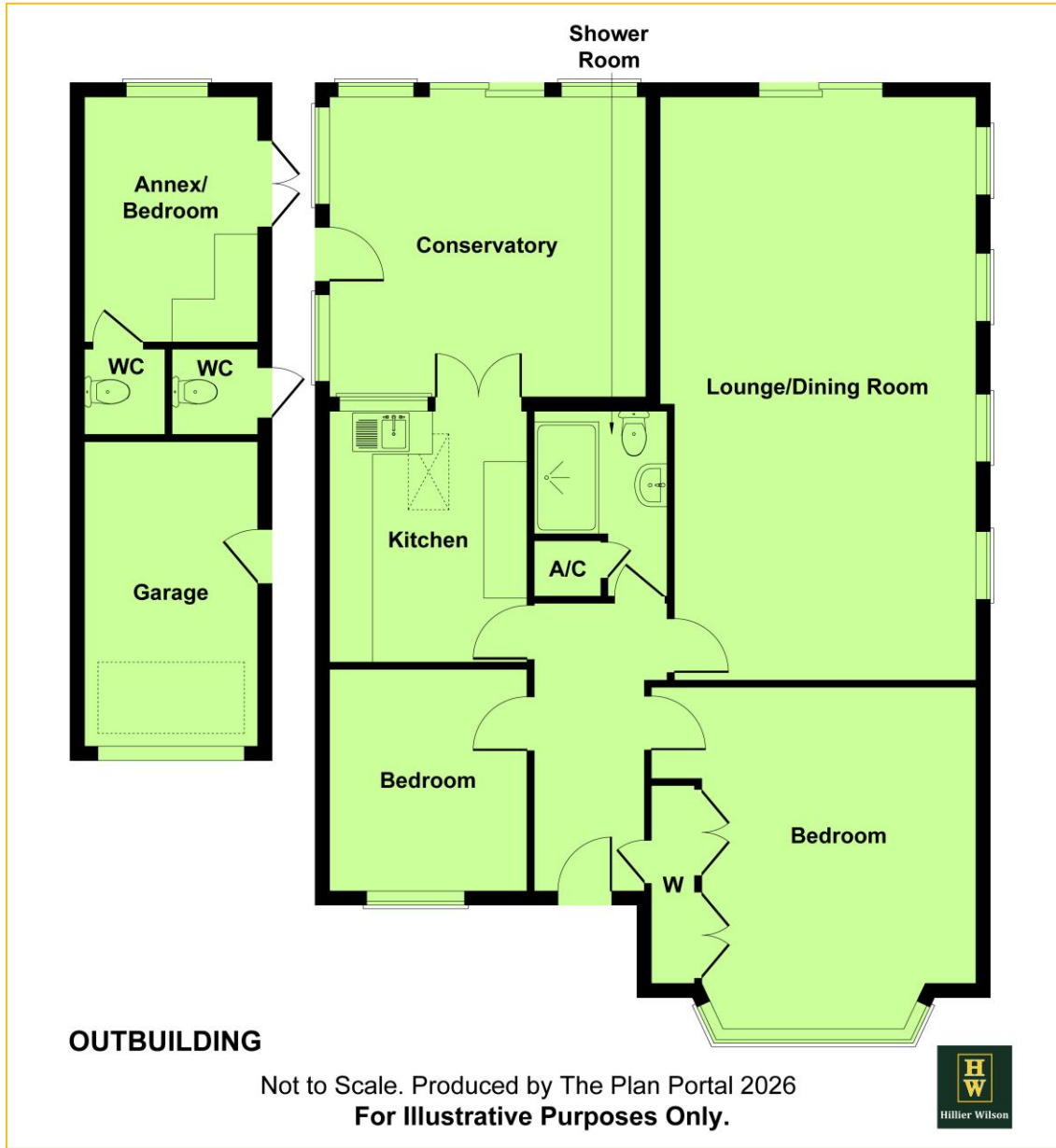


15 Wallace Road
Broadstone BH18 8NF

Price Guide **£500,000 - £525,000** Freehold



A TWO BEDROOM DETACHED BUNGALOW
SITUATED WITHIN CLOSE PROXIMITY TO
BROADSTONE VILLAGE. OFFERED TO THE
OPEN MARKET WITH NO FORWARD CHAIN.



- * ENTRANCE HALL 13'7" x 4'3" (4.17m x 1.31m)**
- * LOUNGE/DINING ROOM 25'3" x 12'7" (7.71m x 3.87m)**
 - * KITCHEN 11'4" x 9' (3.47m x 2.74m)**
 - * CONSERVATORY 14'4" x 13'6" (4.38m x 4.14m)**
 - * BEDROOM ONE 14'6" x 13'6" (4.45m x 4.14m)**
 - * BEDROOM TWO 10' x 9'1" (3m x 2.77m)**
 - * FAMILY SHOWER ROOM 8'4" x 5'7" (2.56m x 1.73m)**
- * ANNEX/BEDROOM THREE 11'3" x 7'11" (3.44m x 2.16m)**
 - * EN SUITE CLOAKROOM 4' x 3'11" (1.21m x 0.94m)**
 - * SEPARATE CLOAKROOM 3'11" x 3'11" (0.94m x 0.94m)**
 - * SINGLE GARAGE 14' x 7'11" (4.26m x 2.16m)**
- * DRIVEWAY PARKING**
- * FRONT & REAR GARDENS**
- * GAS FIRED CENTRAL HEATING**
 - * DOUBLE GLAZED**







ABOUT THIS PROPERTY

The timber glazed frosted front door gives access into the entrance hall which has tiled flooring. The spacious lounge/dining room has four frosted windows to side, TV point, telephone point, central fireplace with inset gas fire with brick surround and wooden mantel and sliding patio doors leading to the rear garden. The kitchen has frosted window to side, further window to rear, double opening doors to the conservatory, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, Velux window and space for dishwasher, fridge and oven. The conservatory has tiled flooring, frosted door to side and sliding patio doors leading to the rear garden.

Bedroom one has window to front, two frosted windows to side and fitted wardrobes. Bedroom two has window to front and a range of fitted wardrobes and cupboards. The family shower room has frosted window to rear, storage cupboard with slatted shelving, Velux window, fully tiled walls and flooring, low level flush WC, pedestal wash hand basin with hot and cold tap and walk in shower cubicle with Mira shower.

To the front of the property is a mature garden and a driveway providing off road parking for a number of vehicles in turn leading to the single garage which has up and over door, light, power and door to side. The rear garden has a patio running adjacent providing ample seating and via a number of steps leads to the remainder which is laid to lawn, all of which benefit from mature shrub and timber fence borders.

From the rear garden, there is access, via double opening doors, to the annex/bedroom three which has window to rear, laminate flooring, floor mounted cupboards, roll top work surfaces, circular sink with hot and cold tap, part tiled walls and access into the en suite cloakroom which has wash hand basin with hot and cold tap and low level flush WC. Also from the rear garden, there is access to the separate cloakroom which has tiled flooring, wash hand basin with tap and low level flush WC.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and Wallace Road is the second turning on the right hand side.

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: R2120