

8 Silverdale Close  
Broadstone BH18 9JD

Price **£415,000** Freehold



A THREE BEDROOM DETACHED FAMILY BUNGALOW  
SITUATED IN A QUIET LOCATION REQUIRING GENERAL  
UPDATING THROUGHOUT AND BENEFITTING FROM A  
SUPERB SOUTHERLY FACING REAR GARDEN AND NO  
FORWARD CHAIN.



Ground Floor



Total area: approx. 90.7 sq. metres (976.5 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 and 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 PORCH**

**\* ENTRANCE HALL**

**\* KITCHEN 11'6" X 11' (3.53m x 3.35m)**

**\* SITTING ROOM 19'8" X 10'9" (6.03m x 3.32m)**

**\* CONSERVATORY 10'3" X 9'4" (3.13m x 2.86m)**

**\* BEDROOM ONE 13'2" X 11'8" (4.02m x 3.59m)**

**\* BEDROOM TWO 12'6" X 8'5' (3.84m x 2.59m)**

**\* BEDROOM THREE 13'3" X 8' (4.05m x 2.43m)**

**\* FAMILY BATHROOM 5'9" X 5'3" (1.79m x 1.61m)**

**\* CLOAKROOM 6'1" X 2'7" (1.85m x 0.82m)**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* SIZEABLE SOUTHERLY FACING GARDEN**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**

**\* NO FORWARD CHAIN**







**ABOUT THIS PROPERTY**

A double glazed door gives access into the entrance porch and via a timber glazed door with matching side screen gives access into the entrance hallway which has loft access via a hatch, telephone point, storage cupboard with slatted shelving and further storage cupboard with double opening doors to a cupboard above. The kitchen has two windows to front aspect, frosted double glazed door to side, range of wall and floor mounted cupboards, roll top working surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, wood effect flooring, nest of three drawers, space for washing machine, tumble dryer and tall fridge/freezer and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The light and airy sitting room has frosted window to side aspect, TV point and central fireplace with inset gas fire with marble effect hearth, surround and ornate mantel. Off the sitting room sliding doors give access to the conservatory with pleasant views over the garden with double opening doors leading out to the side.

Bedrooms one and three both have windows to rear aspect with superb views over the garden with bedroom one benefitting from TV point and fitted wardrobes with double opening doors and cupboards above. Bedroom two has window to front aspect, TV point and fitted wardrobes with double opening doors and cupboards above. The family bathroom has frosted window to front aspect, fully tiled walls, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and shower over. The separate cloakroom has frosted window to side, corner wash hand basin with hot and cold tap and tiled splashback and low level flush WC.

To the front of the property is an area laid to shingle and block paved driveway providing off road parking for a number of vehicles in turn leading to the garage which has single up and over door, light, power, window and door giving access to the rear. One of the main features to the property is the sizeable and secluded southerly facing rear garden which has a patio running adjacent providing seating with steps leading down to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hard stand for greenhouse and shed. Access down the side of the property via wrought iron gate leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the fourth turning on the right into Gladelands Way and Silverdale Close can be found on the right hand side.

**COUNCIL TAX:** Band E BCP (Poole) Council

**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: R2089**