



## 6 Stoborough Drive, Broadstone BH18 8JA

A three bedroom detached bungalow situated in an established location and benefitting from a generous driveway and garage and very good size rear garden.

**EPC:** TBC **Council Tax Band:** D **Price:** £399,950 Freehold

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## Key Features

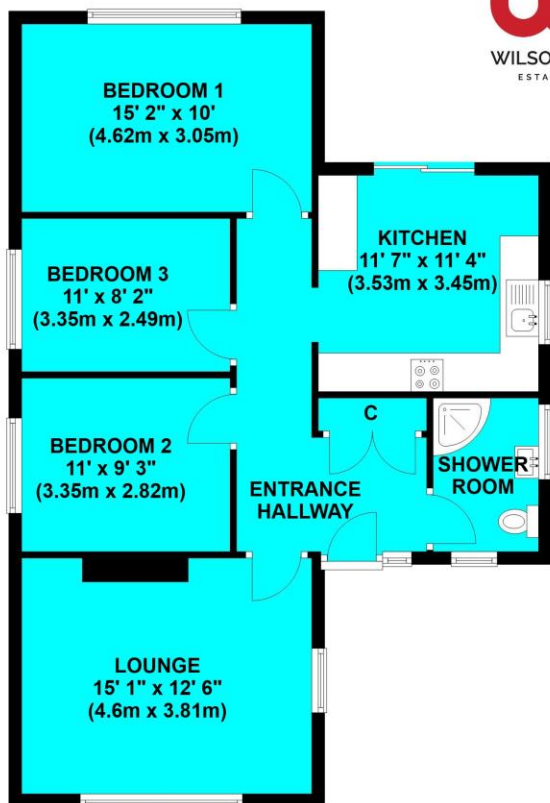
- NO FORWARD CHAIN
- GENEROUS RECEPTION HALL
- DUAL ASPECT LOUNGE
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- AMPLE OFF-ROAD PARKING
- GARAGE
- GOOD SIZE REAR GARDEN
- SCOPE TO EXTEND (STPP)

## The Property

Situated in an established residential road within easy reach of the centre of Broadstone and nearby bus service is this well-maintained detached bungalow. The accommodation comprises of a good size reception hall with lounge with dual aspect, kitchen/breakfast room with patio doors to the rear garden, three good size bedrooms and a shower room (formerly the bathroom).

The front garden has been predominantly laid to lawn and a long block paved driveway providing off road parking for three vehicles leads to a

detached garage. The widening rear garden is a particular feature of the property and is of a generous size, there is a good size paved patio area opening onto areas of lawn with borders stocked with a number of specimen plants. A pathway leads to a hexagonal patio area with brick pillars and pergola enjoying sun for almost all of the day. Also located in the garden is a summerhouse and a store with brick plinth and then a timber construction.



Total area: approx. 74.6 sq. metres (802.7 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.



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

#### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

#### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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