

166 York Road
Broadstone BH18 8EZ

Price **£525,000** Freehold



A DECEPTIVELY SPACIOUS THREE BEDROOM,
TWO BATHROOM, THREE RECEPTION ROOM
DETACHED BUNGALOW, SITUATED IN A
POPULAR LOCATION, BENEFITTING FROM
CONSERVATORY AND SIZEABLE REAR GARDEN.



GARAGE

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



*** ENTRANCE HALL**

*** SITTING ROOM 15'4" x 11'8" (4.69m x 3.59m)**

*** SNUG 11'8" x 9'9" (3.59m x 3.01m)**

*** CONSERVATORY 20'1" x 7'4" (6.12m x 2.25m)**

*** DINING ROOM 13'9" x 9'9" (4.23m x 3.01m)**

*** KITCHEN 11'7" x 9'4" (3.56m x 2.86m)**

*** UTILITY ROOM 10' x 4'5" (3.04m x 1.37m)**

*** BEDROOM ONE 11'8" TO WARDROBE FRONT x 10'2" (3.59m x 3.11m)**

*** EN SUITE BATHROOM 9'8" x 9'7" (MAXIMUM) (2.98m x 2.95m)**

*** BEDROOM TWO 15'3" x 9'4" (4.66m x 2.86m)**

*** BEDROOM THREE 11' x 9'3" (3.35m x 2.83m)**

*** FAMILY SHOWER ROOM 8' x 5'9" (2.43m x 1.79m)**

*** DRIVEWAY PARKING**

*** DETACHED SINGLE GARAGE**

*** FRONT AND REAR GARDENS**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double opening frosted front door gives access into the spacious split level hallway which has loft access via a hatch and storage cupboard. The light and airy sitting room has windows to front and side, TV point, telephone point, central fireplace with tiled hearth and brick surround and double opening doors leading to the snug which has window to side, TV point, door into the dining room and sliding patio doors into the conservatory. The conservatory has wood effect laminate flooring, windows to rear and side and double glazed door to the rear garden. From the conservatory double opening doors lead into the dining room which has wood effect laminate flooring, window to rear and access into the modern fitted kitchen with a range of wall and floor mounted cupboards, work surfaces over, one and a quarter single sink with drainer and mixer tap, three nests of pan drawers and space for fridge, wine fridge and Range cooker. Off the dining room is the utility room which has window to rear, wall mounted boiler, range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, wood effect laminate flooring and space for tall fridge/freezer and washing machine.

Bedroom one has window to front, fitted wardrobes with mirrored sliding doors and access into the spacious en suite bathroom which has frosted window to side, part tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC, corner shower cubicle with shower and panel enclosed bath with mixer tap and shower attachment. Bedroom two has window to front and bedroom three has window to side. The family shower room has two frosted windows to side, part tiled walls, towel ladder radiator, storage cupboard, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with 'Mira' shower.

To the front of the property, a tarmac and shingle driveway provides off road parking for a number of vehicles which in turn leads along the side to the detached single garage which has up and over door, light, power and steel door to side. One of the main features of this delightful property is the sizeable and secluded rear garden which has a patio providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side in turn leads to the front.





DIRECTIONS:

From the Broadstone roundabout proceed along The Broadway taking the first turning on the right hand side into York Road.

COUNCIL TAX: Band E BCP Council (Poole)

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: R2138