



46 Abbotsbury Road, Broadstone, Poole, Dorset, BH18 9DD

Asking Price £399,950

- Detached Bungalow
- Beautifully Presented
- Stunning Bathroom
- Spacious Driveway
- Recently Refurbished Throughout
- Two Double Bedrooms
- Separate office space
- Stylish, Fully Fitted Kitchen
- Gas Central Heating
- Fantastic Garden with Hot Tub

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We are delighted to offer for sale this recently refurbished, and immaculately presented detached bungalow, situated on a quiet and highly sought after road in Broadstone.



Council Tax Band: D

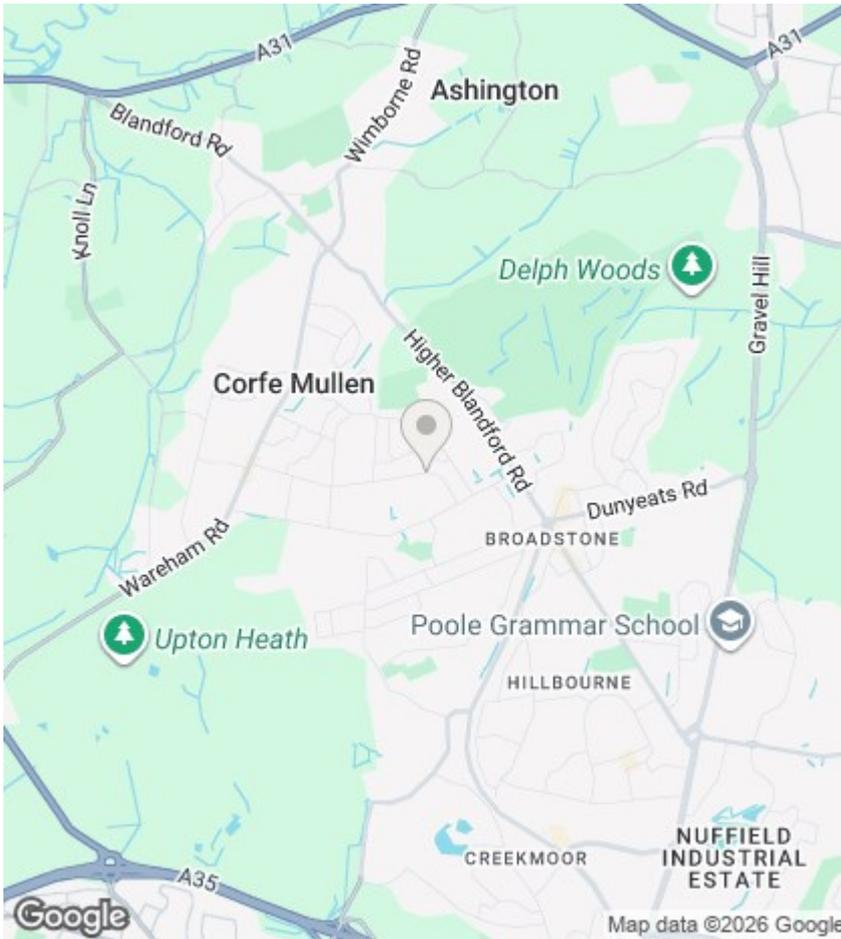


Abbotsbury Road

Situated just a short walk into Broadstone village and its variety of shops, pubs and restaurants, this beautiful property has attractive bay windows and offers stylish, modern living throughout.

As soon as you walk into the property, you're welcomed by a bright entrance hall with underfloor heating and a convenient storage cupboard. The remaining accommodation briefly comprises; a spacious living/dining room and a luxury fitted kitchen, complete with high-end Neff appliances and boiling water tap. There are two generously sized double bedrooms, one of which benefits from built-in wardrobes, and a superbly appointed family bathroom, also with underfloor heating.

Outside, the property continues to impress with a large, well-maintained rear garden that includes a raised decking area, steps leading to a sizeable lawn, a relaxing hot tub, and a useful storage shed. There is also a separate lower ground floor office space - ideal for working from home or as a creative studio. To the front, the bungalow offers ample off-road parking for several vehicles and a tidy front garden with side access to the rear.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

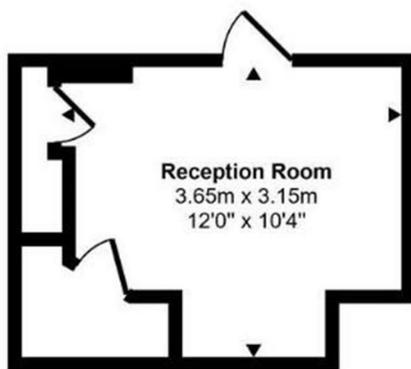
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

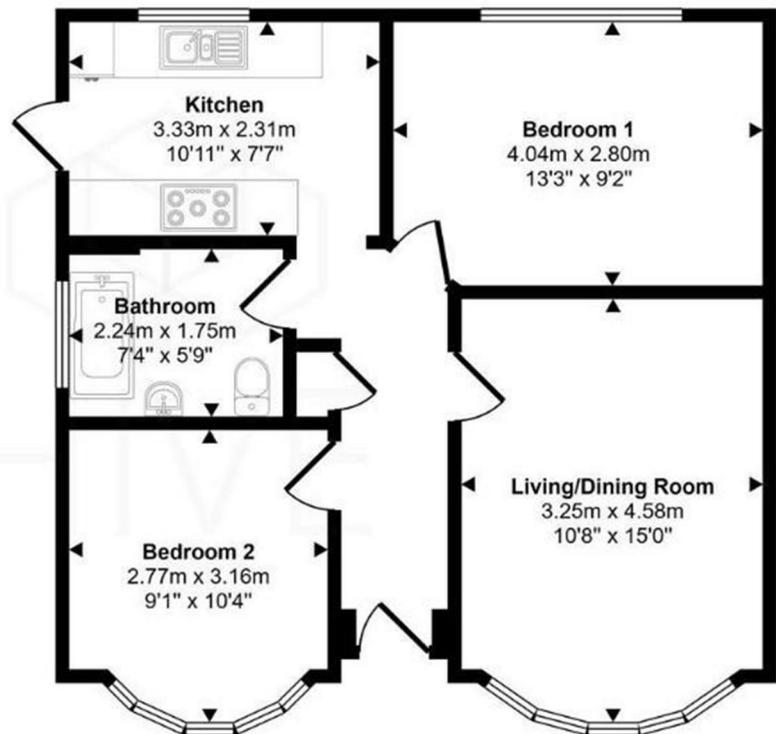
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Lower Ground Floor



Ground Floor