



80 Abbotsbury Road, Broadstone BH18 9DD

An extended three bedroom chalet bungalow situated in this popular established location and benefiting from a large rear garden and No Forward Chain.

EPC: 71 Council Tax Band: E Price: £425,000 Freehold

 **3**  **2**  **1**





Key Features

- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM & SEPARATE UTILITY AREA
- GROUND FLOOR WET ROOM
- EN-SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- BLOCK PAVED DRIVEWAY & GARAGE
- LARGE ESTABLISHED REAR GARDEN
- PHOTOVOLTAIC PANELS

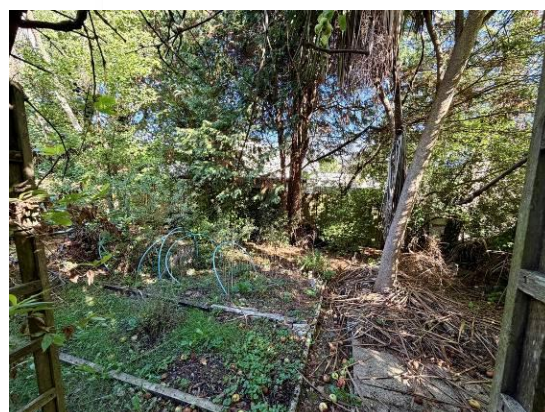
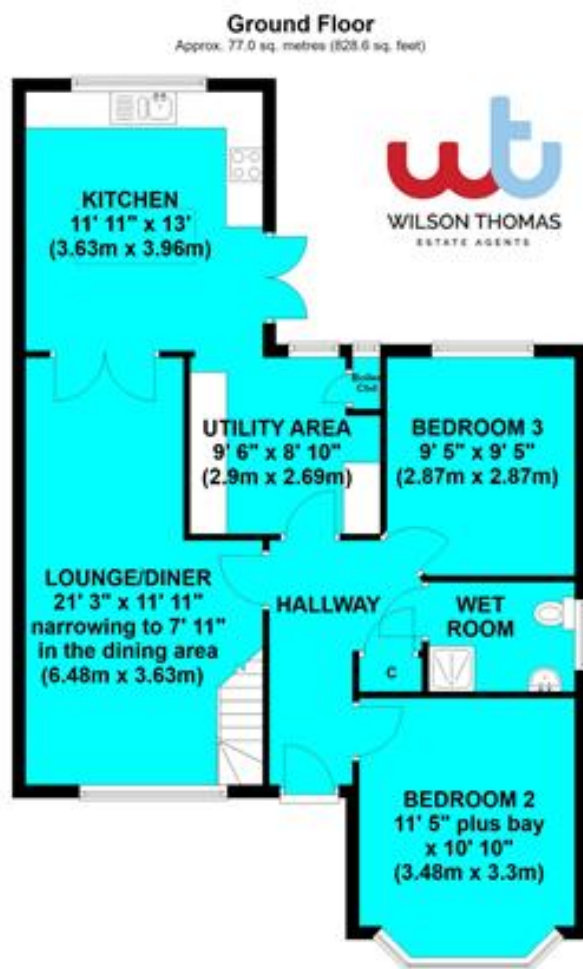
The Property

Situated in this established residential location, and less than a mile from the centre of Broadstone, is this three double bedroom chalet style bungalow. The property is situated within walking distance of a number of popular local schools and the bustling high street is easily reached by foot. The larger towns of Wimborne and Poole can be easily reached by car or public transport.

The accommodation comprises of a reception hall leading to the lounge/dining room with log burner, double doors then open to the extended kitchen/breakfast room with skylight and a large window enjoying a pleasant view over the rear garden. There is then a utility area, which was the original kitchen, which returns to the hallway. Also on the ground floor are two double bedrooms and the bathroom which has been converted to a wet room. A staircase from the lounge

leads to the first floor bedroom with en-suite shower room and two windows enjoying an elevated outlook over the rear garden and across parts of Broadstone.

The gardens form a particular feature of the property. To the front there is a generous expanse of block paved driveway providing off road parking. The driveway continues to the side of the bungalow leading to the detached garage. The rear garden forms a particular feature of the property. Directly to the back of the bungalow there is a paved patio area with a raised area of decking, which then leads down to an area of lawn with a storage shed. A pathway then leads down to a further section of lawn where there is an aluminium framed greenhouse and to the rear of the garden there is a mature apple tree and an area that was once used for vegetable beds. In the garden there are a number of mature shrubs, with the garden being enclosed by either panelled fencing or established hedgerow.



Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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