



89 Upton Way, Broadstone BH18 9LX

A wonderful opportunity to acquire a spacious, four bedroom detached bungalow having been beautifully maintained by the existing owners, and benefitting from a large, secluded, south facing rear garden. Prime location, within easy walking distance of Broadstone high street and our vendor is suited!

EPC: 71 Council Tax Band: E Price: £599,950 Freehold

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Key Features

- FOUR BEDROOMS
- STUNNING KITCHEN/BREAKFAST ROOM WITH GRANITE WORKSURFACES & FEATURE ISLAND
- OPEN PLAN LIVING ROOM
- DINING ROOM
- MASTER EN-SUITE BATHROOM
- QUALITY ANTHRACITE TRIPLE GLAZED ALUMINIUM WINDOWS & FRONT DOOR
- EXTENSIVE BLOCK PAVED DRIVEWAY WITH GARAGE
- BEAUTIFULLY STOCKED, SOUTH FACING, SECLUDED REAR GARDEN
- PRIME LOCATION
- VENDOR SUITED

The Property

Upon entering the property, there is a spacious reception hall leading to all principal rooms. Continuing the length of the entrance hall, one will find a stunning open plan kitchen/dining room with feature island, which overlooks the beautiful, well stocked, south facing rear garden. There is an open plan living room which in turn continues to the spacious dining room.

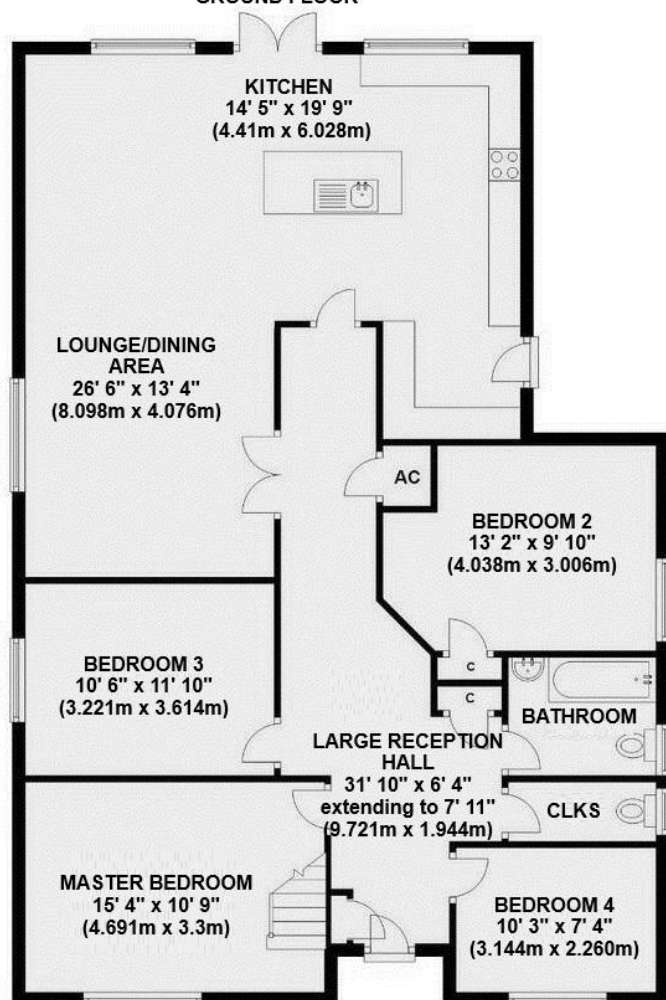
The master bedroom has a staircase which leads to a first floor en-suite bathroom which is also fitted with wardrobes. The remainder of the ground floor has three further bedrooms, together with a family bathroom and separate cloakroom.

Once outside, there is an extensive driveway

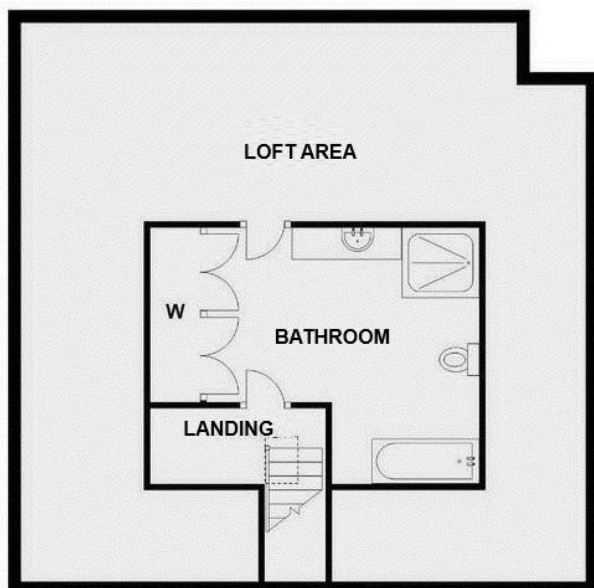
providing parking for several vehicles and this continues to the detached garage. A gate provides access to the beautifully stocked south facing secluded rear garden, which has an extensive patio/entertaining area, timber constructed garden store and a newly installed self-contained workshop/store.

The property is located in a most prestigious road, where many properties have been extended/re-developed to provide spacious family homes, so we would envisage that this could be possible with little difficulty encountered with planning permission.

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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.

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