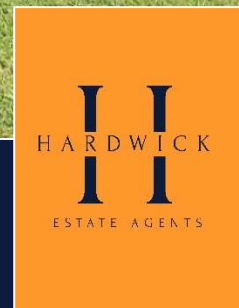




166 York Road  
Broadstone, BH18 8EZ



A surprisingly spacious 3 bedroom, 2 bath/shower room detached bungalow with 3 reception rooms set on a generous westerly facing plot.

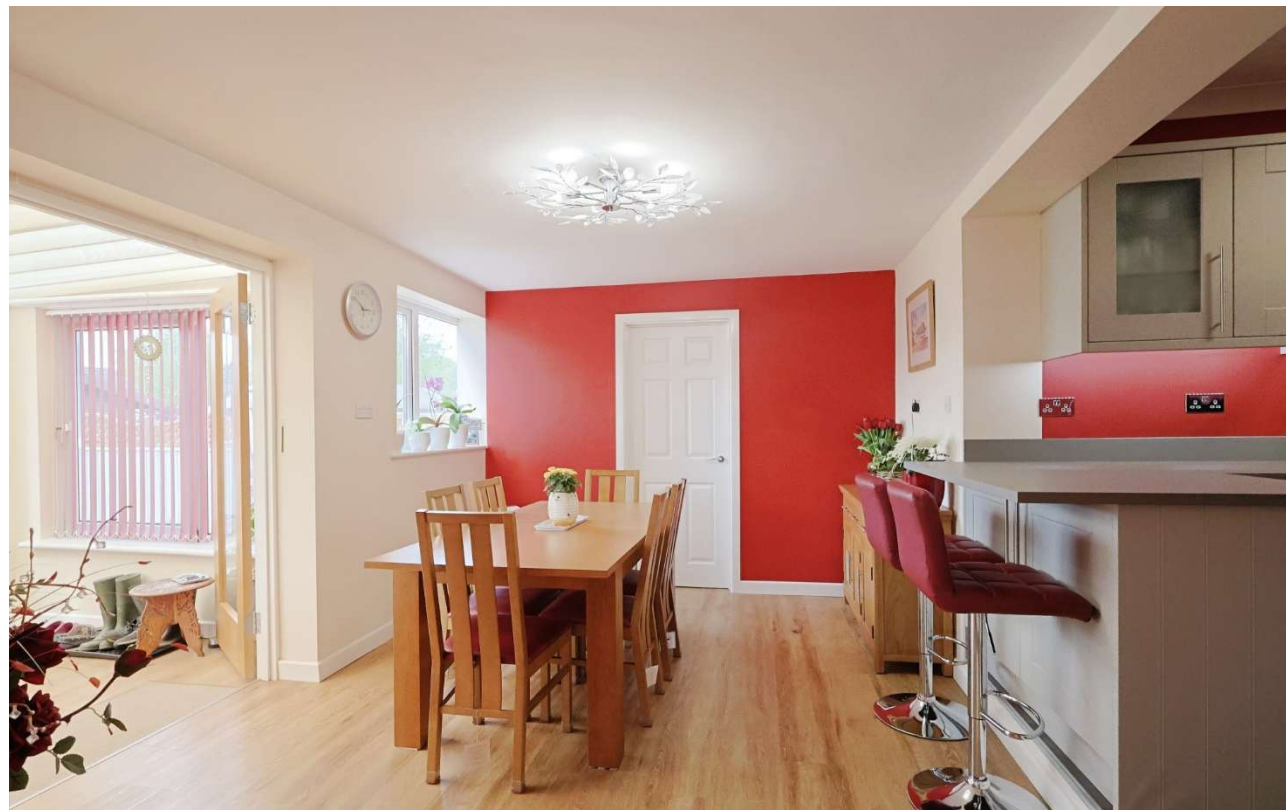
- Reception hall
- Sitting room
- Snug
- Open plan kitchen/dining room
- Conservatory
- Utility room
- 3 bedrooms
- En-suite bathroom & family shower room
- Driveway parking for several vehicles
- 7.3m detached garage
- Westerly facing garden

**ASKING PRICE:**

£550,000 (Freehold)

**EPC RATING:**

Band - C







## Description

A deceptively spacious, extended and well-presented detached bungalow offering versatile accommodation, set on a generous westerly-facing plot with ample parking and a detached garage.

This well maintained home provides light and flexible living space, ideally suited to a range of buyers seeking single-storey accommodation in a convenient and established residential location.

A welcoming reception hall provides access to the principal rooms and includes a useful fitted storage cupboard.

The sitting room is a dual-aspect space allowing for excellent natural light, complemented by a feature brick-built fire surround. Double doors lead through to an adjacent snug, creating a cosy secondary reception area or an ideal reading room/TV lounge.

The heart of the home is the open-plan kitchen/dining room, offering a sociable and practical layout. The kitchen is fitted with a comprehensive range of modern base and eye-level units, incorporating a range cooker and space for additional appliances. The dining area comfortably accommodates a family-sized table and opens into the conservatory, which enjoys pleasant views over the rear garden and provides an additional reception space.

A separate utility room adds further practicality, offering additional storage and space for white goods.

There are three well-proportioned double bedrooms. The principal bedroom benefits from a range of fitted wardrobes with mirrored sliding doors and a contemporary en-suite bathroom, fitted with a four-piece suite including a bath and separate shower. The remaining bedrooms are served by a modern shower room fitted with a white three-piece suite.



## Gardens & Grounds

The property occupies a generous plot with a westerly-facing rear garden, enjoying afternoon and evening sun. The garden is predominantly laid to lawn with a paved patio terrace, ideal for outdoor dining and entertaining, and is enclosed by fencing with established planted borders.

To the front, there is ample off-road parking for several vehicles. A driveway continues alongside the property, providing access to the detached garage, measuring approximately 7.3 metres in length.

## Location

York Road is a well-regarded residential area within Broadstone, known for its strong community feel and excellent local amenities. Broadstone village offers a range of shops, cafes and leisure facilities, along with highly sought-after schooling. The area also benefits from convenient transport links to Poole, Bournemouth and Wimborne, making it an ideal location for both families and downsizers

## Additional Information

- Gas fired central heating
- Local Authority – BCP
- Council Tax Band: E





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: approx (including garage) 163.3 m<sup>2</sup> ... 1758 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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