

6 Steepleton Road
Broadstone BH18 8LH

Price **£445,000** Freehold



A SUPERBLY PRESENTED TWO BEDROOM,
TWO BATHROOM DETACHED BUNGALOW,
BENEFITTING FROM SIZEABLE REAR GARDEN
AND NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2026
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- * **ENTRANCE HALLWAY 13'1" X 8'8" MAXIMUM (3.99m x 2.68m)**

- * **LOUNGE/DINING ROOM 21'1" MAXIMUM X 15'6" MAXIMUM (6.43m x 4.75m)**

- * **KITCHEN/BREAKFAST ROOM 12'9" X 8'9" (3.93m x 2.71m)**

- * **BEDROOM ONE 14' X 9'6" TO WARDROBE FRONT (4.26m x 2.92m)**

- * **EN SUITE SHOWER ROOM 5'8" X 4'1" (1.76m x 2.43m)**

- * **BEDROOM TWO 14' X 8' (4.26m x 2.43m)**

- * **FAMILY BATHROOM 7'8" X 5'5" (2.37m x 1.67m)**

- * **OFFICE 7'10" X 7'9" (2.16m x 2.41m)**

- * **STORE 9'3" X 8'1" (2.83m x 2.46m)**

- * **FRONT AND REAR GARDENS**

- * **AMPLE OFF ROAD PARKING**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**

- * **NO FORWARD CHAIN**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screen gives access into the spacious entrance hallway which has storage cupboard with double opening doors and loft access via a hatch. The light and airy lounge/dining room has windows to front and rear, double opening doors giving access to the garden, TV point, telephone point and central fireplace with inset electric fire. The kitchen has window to rear, double glazed frosted door to side, range of wall and floor mounted cupboards, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, nest of three drawers and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

Bedroom one has window to front and benefits from fitted wardrobes with sliding doors. The en suite shower room has fully tiled walls and flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. Bedroom two has window to front and fitted wardrobe with sliding mirrored doors. The family bathroom has frosted window to side, part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over.

To the front of the property is an area laid to lawn with low level brick wall and mature shrub borders and a block paved driveway providing off road parking for a number of vehicles in turn leading to the store which has up and over door, light and power. The sizeable and secluded rear garden has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Personal door gives access into the office.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the fourth turning on the left into Barn Road. At the T-junction turn right into Fontmell Road and then take the first turning left into Steepleton Road.

COUNCIL TAX: Band D BCP (Poole) Council

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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REF: R2099