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**Broadstone
Dorset, BH18 9HF**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £550,000

A well presented and spacious three double bedroom detached bungalow in a desirable location overlooking Springdale Park. The property has a modern fitted kitchen with granite worktops and luxury fitted bathroom and en suite with a large private rear garden. VENDOR SUITED.

- Large reception hallway with cloaks cupboard and access to loft space
- Spacious 'L' shaped sitting/dining room with front aspect picture window overlooking the Park to the south and bifold doors leading on to the patio and rear garden, archway to dining room with space for bar stools at high level, opening through to kitchen with granite breakfast bar and feature lighting over
- Superb modern fitted kitchen with range of base and eye level units with complementary granite worktops, fitted range cooker, integrated dishwasher and space for fridge freezer, tiled flooring, side window and clear views up the garden
- Separate utility room with range of cupboards, granite worktops, space and plumbing for washing machine, matching floor tiling, wall mounted Valliant combi gas boiler
- Master bedroom with range of Hammonds fitted wardrobes with front aspect overlooking the Park
- Well appointed en suite shower room with recently upgraded Mira shower system, WC vanity unit with wash hand basin, part tiled walls and flooring
- Bedroom two with fitted Hammonds furniture and front aspect overlooking the park
- Bedroom three/study with fitted Hammonds furniture with double wardrobe and chest of drawers
- Luxury fitted bathroom with freestanding bath, separate shower cubicle with recently upgraded Mira shower system, WC, vanity unit with wash hand basin, part tiled walls and flooring
- Double glazing and gas heating
- A tarmac driveway provides ample off road parking to the integral garage approximately 17'6" in length with internal door to adjoining brick built garden timber store. The front garden is open plan being laid to lawn with an attractive natural stone planter surround
- The rear garden is large and sunny, having to the immediate rear a patio area with access to a block built garden store and adjacent timber shed. Steps lead up to the main garden which is laid to lawn having to the rear an orchard with numerous fruit trees. The private and secure south facing slopes provide opportunity for creating raised vegetable and flower beds, ample space for exercise and outdoor games or just relaxing in the sun or shade of the orchard, even simply admiring the views across the Dale to the nearby Woodland just minutes away

This attractive bungalow is set within half a mile from the Broadway where there are a diverse range of shops, cafes, sports centre and public houses. Broadstone itself is an extremely popular area with its well reputed schools and the cosmopolitan centres of Poole and Bournemouth are approximately 5 & 8 miles distant respectively with Wimborne approximately 4 miles.

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

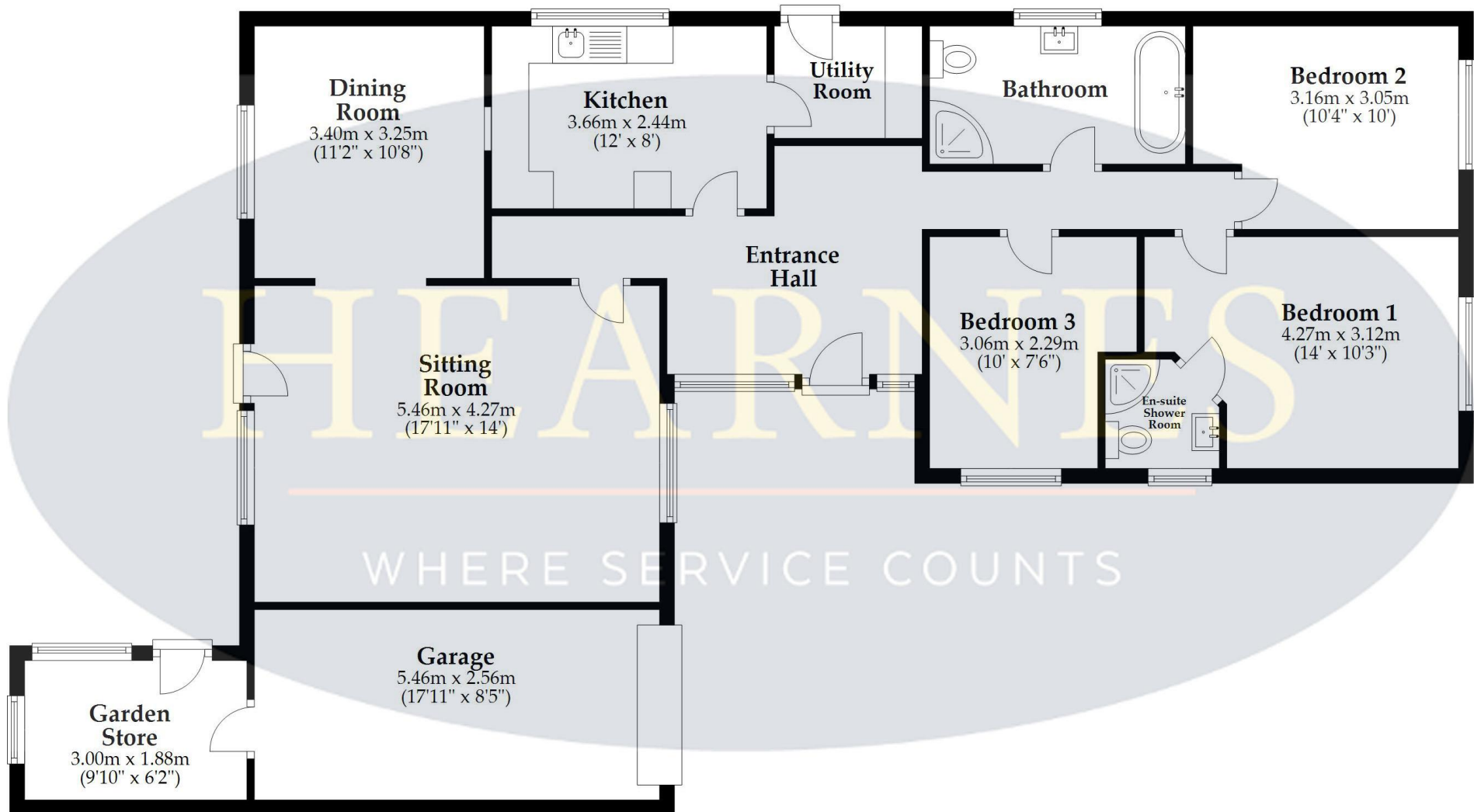




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 122.7 sq. metres (1320.9 sq. feet)



Total area: approx. 122.7 sq. metres (1320.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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