



HEARNES
WHERE SERVICE COUNTS

**Broadstone
Dorset, BH18 8HP**

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FREEHOLD PRICE: £430,000

A deceptively spacious three bedroom detached bungalow set on a generous plot with garage and parking, triple aspect sitting room located in Broadstone and within easy reach of Poole and Bournemouth.

- Entrance hall with two storage cupboards and a feature circular window
- Kitchen with range of white units and complementary worktops including a double oven, Miele ceramic hob and extractor hood, space for washing machine and dishwasher
- Triple aspect sitting room with feature fireplace and double glazed patio doors opening onto the patio
- Three double bedrooms, one with garden views and another one currently used as a dining room
- Bathroom with shower over the bath and wash hand basin set in a vanity unit
- Separate cloakroom with low level flush WC
- Heating is by wall mounted gas heaters
- Outside: The garden sweeps around three sides of the property with large range of plants, trees and shrubs providing a high degree of privacy
- Garage and off road parking

The bungalow is situated in a quiet residential area with easy access to the various amenities of Broadstone. Poole town centre is approximately 3.5 miles distant.

COUNCIL TAX BAND: D EPC RATING: E

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.

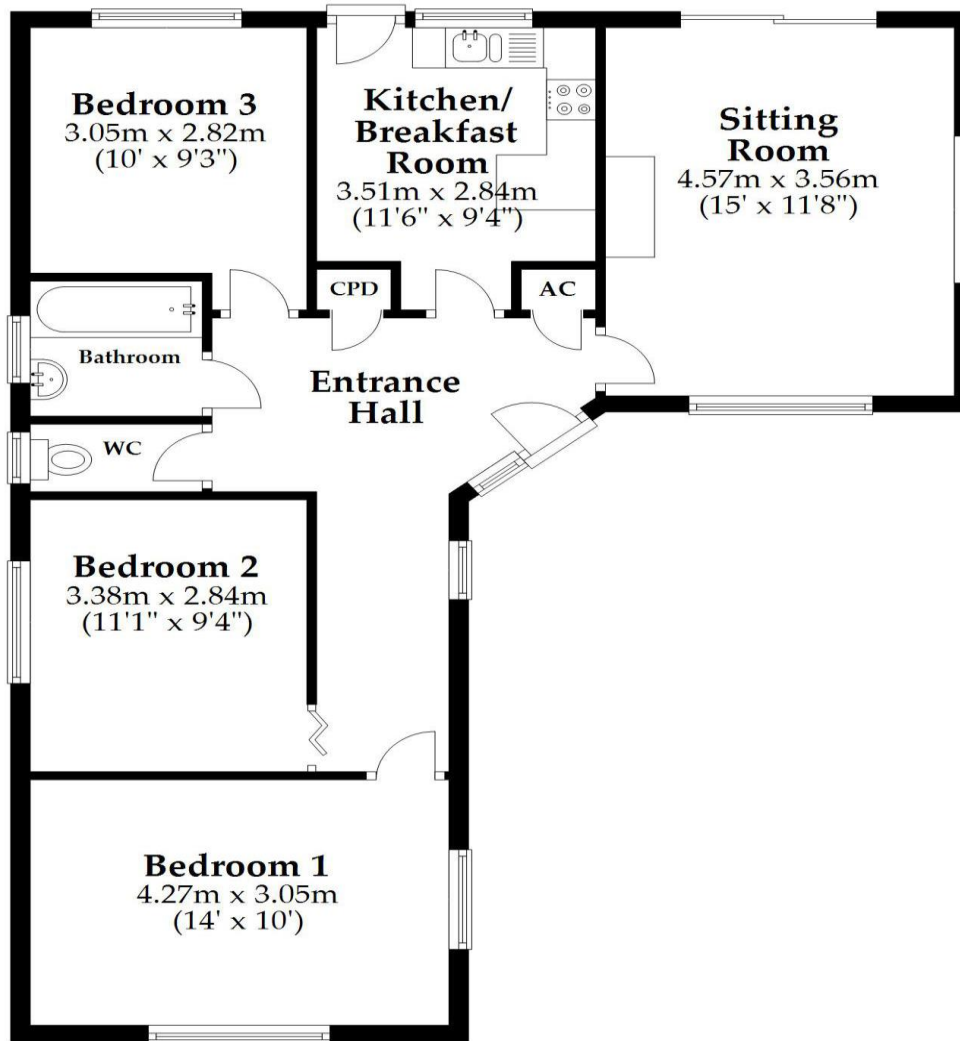




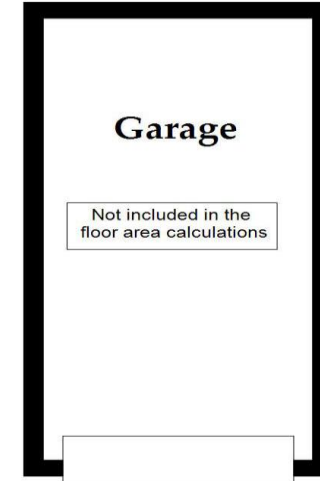
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Garage



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

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





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