

# HEARNES

WHERE SERVICE COUNTS



**Broadstone  
Dorset, BH18 9EH**

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## FREEHOLD PRICE GUIDE: £450,000

A deceptively spacious two double bedroom, three reception room detached bungalow with double-glazed entrance porch, a generous size reception hall, separate utility room, detached garage and private garden set on a corner plot with three parking spaces.

- Generous size double glazed entrance porch with tiled floor
- Spacious reception hall with built-in cupboards and loft access
- Well equipped kitchen with range of cream units and wooden worktops, built-in oven and microwave, ceramic hob, integrated dishwasher and fridge freezer. Views over side garden
- Separate dining room with views over rear garden
- Dual aspect sitting room with log burning stove and doors opening into the garden room
- Garden room with double glazed French doors opening onto the garden
- Two double bedrooms one with dual aspect and fitted wardrobes
- Family bathroom with mains fitted shower over bath, wash hand basin set into fitted furniture for storage, WC and heated towel rail
- The garden surrounds the property with various seating areas ideal for alfresco dining
- Detached garage with power and light

The property is set within 1.5 miles 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 6 & 8 miles distant respectively with Wimborne approximately 5 miles.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

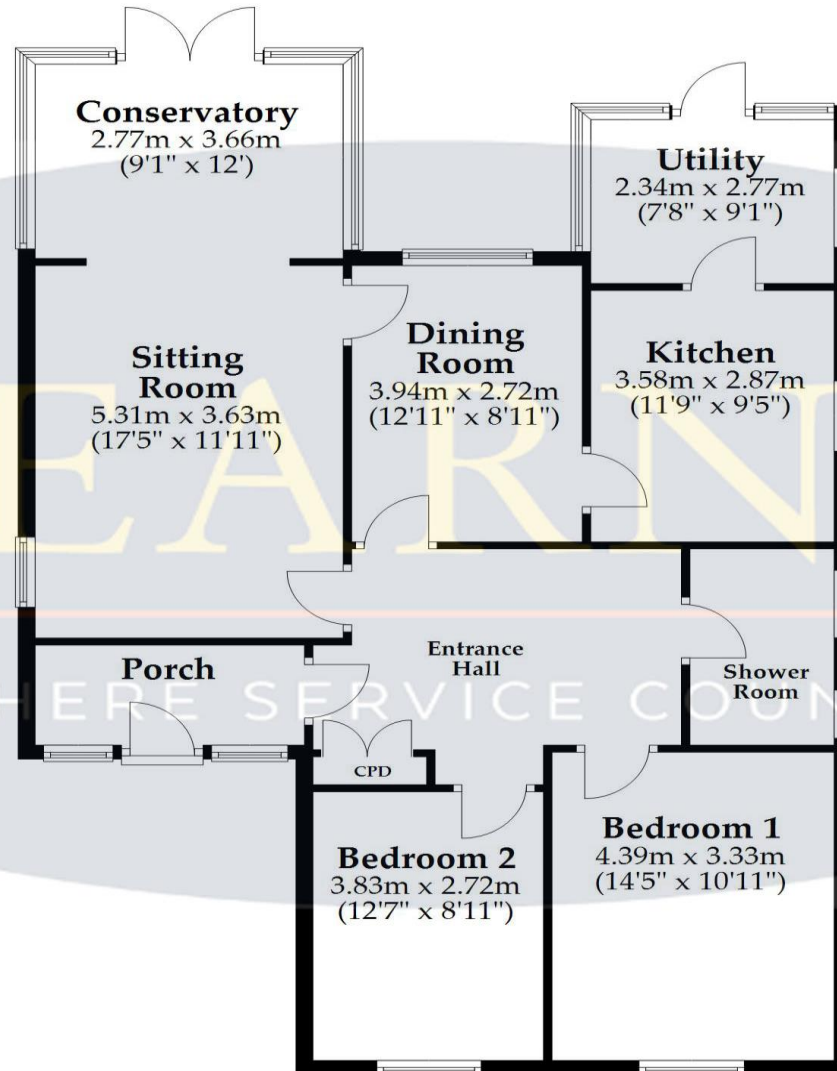




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)



Total area: approx. 107.5 sq. metres (1157.4 sq. feet)

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







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