

**59 Sorrel Gardens, Broadstone,
BH18 9WA**

**£399,950
Freehold**



A very well presented and maintained, two double bedroom detached bungalow situated in this quiet and sought after location. The property, built by well known local housebuilder Morrish Homes, has UPVC double glazing with UPVC fascias and soffits and gas fired heating with radiators. There is a modern fitted kitchen/breakfast room with integrated appliances and fitted wardrobes to the master bedroom. A long driveway provides off road parking for a number of vehicles and leads to the detached brick built garage and a particular feature of the property is the private rear garden which enjoys far reaching views over Broadstone. The bungalow is situated close to the 'Trailway' which is approximately a mile walk or cycle to the centre of Broadstone. There is also easy access by car or cycle path to the centre of Poole.

ENTRANCE PORCH Outside light, double glazed composite front door leads to:

RECEPTION HALL Radiator, telephone point, wall mounted heating thermostat control, decorative cornice. coats cupboard and separate linen cupboard with slatted shelving and a loft hatch with sliding ladder gives access to the roof space with light

LOUNGE 15' 3" x 10' 2" (4.65m x 3.1m) Decorative cornice, bow window to front aspect and window to side aspect, radiator, Adam style ornamental fireplace fitted with a gas fire, TV aerial connection



KITCHEN 10' x 9' 3" (3.05m x 2.82m) A range of cream gloss units comprising of a single bowl single drainer Franke sink unit with centre mixer tap with adjacent roll top worksurfaces with drawers and base storage cupboards below with an integrated washing machine, integrated electric AEG oven with AEG four ring gas hob above and extractor canopy over, eye level wall mounted units with underlighting, cupboard concealing the Vaillant combination boiler serving the heating and domestic hot water supply, coved ceiling, window to front aspect, radiator, space for breakfast table and chairs, space for refrigerator



BEDROOM 1 13' 9" plus wardrobes x 10' 2" (4.19m x 3.1m) Coved ceiling, bow window to rear aspect overlooking the garden, radiator, TV & BT point, range of built in wardrobes

BEDROOM 2 10' x 9' 9" (3.05m x 2.97m) Coved ceiling, radiator, UPVC double glazed French doors leading to the patio and rear garden



BATHROOM A white suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower control and shower head, glazed shower screen, wash hand basin and WC, coved ceiling, wall light point incorporating electric shaver point, radiator, partly tiled walls, window

OUTSIDE - FRONT The front garden has been predominantly laid to lawn with stocked borders and a water tap, a brick built driveway extends all the way along the right hand side of the bungalow and leads to the DETACHED GARAGE fitted with an up and over door and an outside light, the garage has a pitched tiled roof, power and light available and a door and window to the rear garden. A wall with wrought iron fence and wrought iron gate gives access to:



OUTSIDE - REAR Running across the full width of the property is a raised paved patio area enclosed by a low brick wall, which then leads to an area of lawn and a paved pathway leading to the summer house. There are well stocked shrub borders and the garden is fully enclosed by timber panelled fencing with concrete posts, outside lighting and far reaching views over Broadstone.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14832





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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