

**1 Anvil Crescent, Broadstone,
BH18 9DX**

**Price Guide:
£600,000
Freehold**



Being offered for sale with the benefit of No Forward Chain is this large ranch style bungalow situated within a level walk of the centre of Broadstone. The property occupies a generous plot and benefits from gas fired heating with radiators and UPVC double glazing. There is a lounge/dining room, kitchen/breakfast room, utility and study plus four bedrooms with a main bathroom and en-suite shower room. A block paved driveway provides off road parking for numerous vehicles and there is a large private front garden and southerly facing rear garden.

UPVC DOUBLE GLAZED FRONT DOOR With adjoining side screen leads to:

ENTRANCE HALL Coved smooth plastered ceiling with downlighting, radiator, telephone point, glazed double doors open to:

LOUNGE/DINING ROOM 24' 11" x 14' 9" max. (7.59m x 4.5m) Coved smooth plastered ceiling, two radiators, TV aerial connection, inset contemporary gas fire, windows overlooking the rear garden and French doors opening to the rear garden

KITCHEN/BREAKFAST ROOM 22' 11" x 9' 8" (6.99m x 2.95m) A range of cream shaker style units comprising of a one and a half bowl single drainer ceramic sink unit with centre mixer tap, adjacent wood block worksurfaces with an extensive range of drawers and base storage cupboards below with integrated dishwasher, built in Neff double oven with adjacent integrated fridge and freezer and to the opposite side a bank of cupboards and drawers under. Peninsular style breakfast bar, partly tiled walls, coved smooth plastered ceiling with inset downlighting, windows to three aspects, radiator, door to side

UTILITY ROOM 9' 7" x 6' 1" (2.92m x 1.85m) Two wall mounted units, worktop surfaces with space and plumbing below for an automatic washing machine, space for tumble dryer and refrigerator, smooth plastered ceiling, window, Worcester boiler serving the heating and domestic hot water supply

STUDY 10' x 9' 5" (3.05m x 2.87m) Coved smooth plastered ceiling, radiator, window to front aspect, TV aerial and telephone point

FROM THE LOUNGE/DINING ROOM A GLAZED DOOR LEADS TO:

INNER HALLWAY Coved smooth plastered ceiling, radiator, loft hatch gives access to the roof space

BEDROOM 1 24' x 10' 8" (7.32m x 3.25m) Coved smooth plastered ceiling, windows to side and rear aspect, radiator, telephone point, TV point, built in dressing table style unit with chest of drawers and base storage cupboards with countertop wash hand basin with tiled splashback, built in wardrobes, archway leads to:

EN-SUITE SHOWER ROOM Fully tiled shower cubicle, WC, fully tiled walls, chrome heated towel rail, extractor fan, Velux style window

BEDROOM 2 11' x 10' 7" (3.35m x 3.23m) Smooth plastered ceiling, radiator, TV aerial connection, window overlooking the rear garden

BEDROOM 3 13' 4" x 10' 8" (4.06m x 3.25m) Coved ceiling, radiator, window to front aspect, inset downlighting

BEDROOM 4 8' 8" x 8' 6" (2.64m x 2.59m) Radiator, window to front aspect, coved smooth plastered ceiling with inset downlighting, telephone point

BATHROOM White suite comprising of sunken bath with centre mixer tap and wall mounted shower attachment with glazed shower screen, WC, inset wash hand basin with cupboards below, coved smooth plastered ceiling with inset downlighting, extractor fan, fully tiled walls, heated towel rail, ceramic tiled floor, Velux style window



OUTSIDE - FRONT To the front of the property a five bar garden gate opens onto a block paved driveway providing off road parking for a number of vehicles. The front garden enjoys a good degree of privacy with well established borders and mature trees and a central area of lawn with stocked flower and shrub borders. To the right hand side of the property there is a paved pathway with lighting and water tap giving access to:

OUTSIDE - REAR There is a circular paved patio area and further paved terrace and a paved pathway leads along the full width of the bungalow. The remainder of the rear garden has been laid to lawn with established stocked borders and to the opposite side of the bungalow is a paved pathway returning to the front garden and to the side there is a substantial timber store.

COUNCIL TAX BAND 'E' 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: 14842



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

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