

**2 Clarence Gardens, Broadstone,
BH18 8JG**

**£425,000
Freehold**



The chance to acquire a well appointed three bedroom detached bungalow forming part of a small, quality development, about a mile from Broadstone village centre. Constructed approximately 15 years ago the property offers three bedrooms, lounge/dining room, well appointed kitchen/breakfast room, master bedroom with en-suite shower room, family bathroom, double glazing and underfloor heating. There is an integral garage with electric up and over door together with well stocked gardens. KEY WITH SOLE AGENT.

OPEN STORM PORCH UPVC double glazed frosted front door leading to:

ENTRANCE HALL Tiled flooring, access into the single garage, two storage cupboards, one of which housing the hot water tank, and loft access via a hatch

LOUNGE/DINING ROOM 19' 4" x 16' 5" max. measurements 5.89m x 5m) Two sets of double glazed French doors out to the garden, TV and telephone point, fireplace with inset electric fire, double doors to the hallway

KITCHEN/BREAKFAST ROOM 11' 10" x 8' 8" (3.61m x 2.64m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, integrated undercounter dishwasher, space for cooker with extractor hood above, integrated fridge and freezer, peninsular breakfast bar, tiled flooring, window to side elevation

MASTER BEDROOM 13' 2" x 10' exc. door recess (4.01m x 3.05m) Tiled flooring, built in double wardrobe, window overlooking rear garden, door to:

EN-SUITE SHOWER ROOM Suite comprising walk in shower with wall mounted thermostatically controlled shower, wash hand basin with vanity unit, close coupled WC, fully tiled walls, heated towel rail, tiled flooring, shaver point, window to side elevation

BEDROOM 2 11' 8" x 9' 6" inc. wardrobes (3.56m x 2.9m) Built in wardrobes, window to front elevation

BEDROOM 3 7' 8" x 7' 6" plus built in wardrobes (2.34m x 2.29m) Built in double wardrobe with sliding mirrored doors and adjacent shelving, window to side elevation

FAMILY BATHROOM Suite comprising of panelled bath with mixer taps and shower attachment, pedestal wash hand basin, close couple WC, fully tiled walls, heated towel rail, tiled flooring, shaver point

OUTSIDE - FRONT The front garden is open plan being laid to lawn bordered by a variety of shrubs and tree life. A block paved driveway leads to the integral garage with electric up and over door with an internal measurement of 17' 4" x 8' 4", useful utility area with fitted worksurface and plumbing/space for washing machine/tumble dryer/additional fridge/freezer, wall mounted Atag gas boiler, light and power. A timber panelled gate provides side access to:

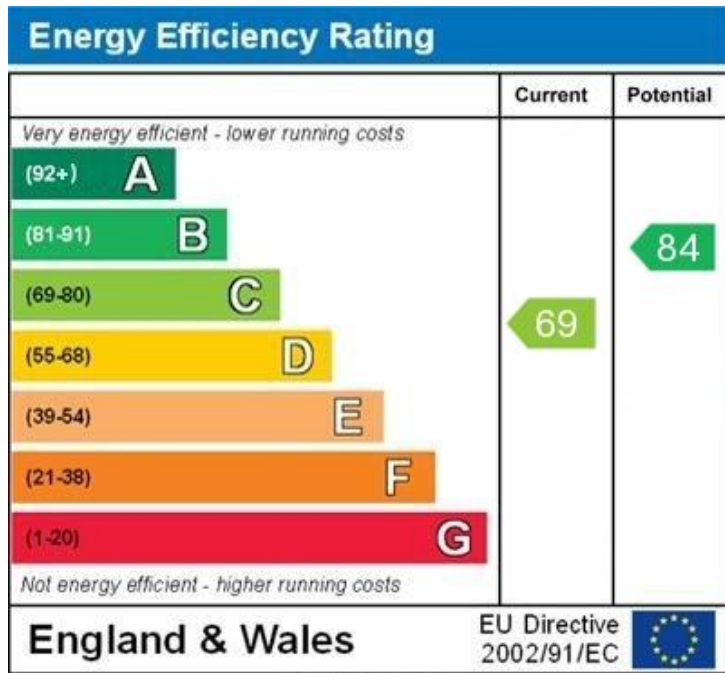
OUTSIDE - REAR A fully enclosed rear garden which enjoys a high degree of seclusion. There is a lawned area bordered by a variety of shrubs and specimen trees, a full width patio/bbq area, a timber garden store and an outside tap. To the rear of the plot is a landscaped area with three steps and a raised border constructed of railway sleepers providing a nice feature and an additional patio area on the southern side of the garden.



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.

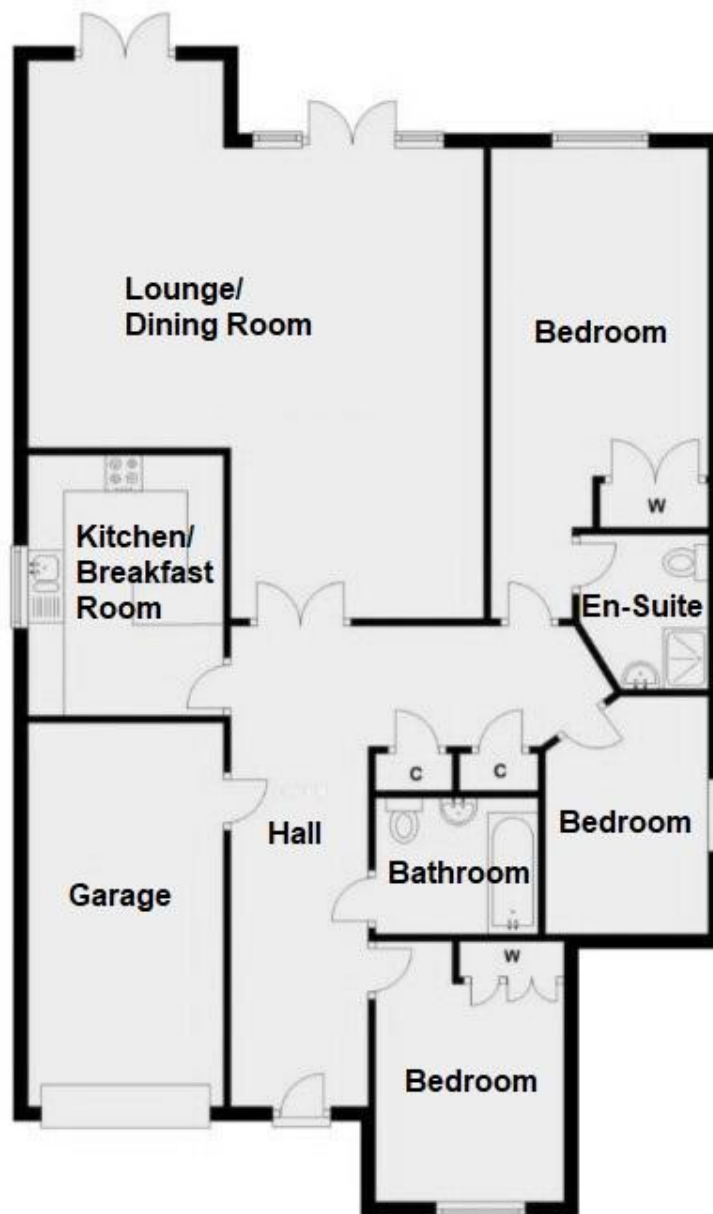
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