

**11 Lavender Way, Broadstone,
BH18 9NN**

**£425,000
Freehold**



A well presented three bedroom detached bungalow situated in this popular and quiet cul-de-sac within easy reach of excellent walking. The property benefits from gas fired heating with radiators, and UPVC double glazing, with UPVC fascias and soffits. There is a generous lounge/dining room leading to a conservatory, a fitted kitchen and bathroom incorporating a bath and separate shower cubicle, there is also a separate cloakroom. The gardens are a particular feature of the property being well maintained, a tarmac driveway provides off road parking for a number of vehicles and the rear garden enjoys a large degree of privacy. The centre of Broadstone which is approximately a mile distance can be easily reached by car, bus or a level walk and there is popular schooling for all age groups including both the boys' and girls' grammar schools.

UPVC DOUBLE GLAZED FRONT DOOR With outside light leads to:

ENTRANCE VESTIBULE With coved ceiling, engineered wooden flooring, radiator and dado rail surround

CLOAKROOM Suite comprising of WC, wash hand basin, fully tiled walls, continuation of the engineered wooden flooring, built in storage cupboard and window

A DOOR FROM THE ENTRANCE VESTIBULE LEADS TO:

LOUNGE/DINING ROOM

LOUNGE AREA 19' 9" x 13' 2" (6.02m x 4.01m) Coved ceiling, window to front aspect, two wall light points, light dimmer control switch, two radiators, TV aerial connection point, ornamental fireplace with electric fire and gas point available, telephone connection point, sliding patio doors lead to conservatory

DINING AREA 10' 2" x 8' 1" (3.1m x 2.46m) Window to front aspect, radiator

CONSERVATORY 14' 2" x 5' 7" (4.32m x 1.7m) Which has been constructed with UPVC double glazed windows and a polycarbonate roof, two wall light points, ceramic tiled floor, power points available and door leading to the rear garden

A DOOR FROM THE DINING AREA LEADS TO:

KITCHEN 12' 6" x 8' 2" (3.81m x 2.49m) A range of units comprising of one and a half bowl single drainer sink unit with centre mixer tap and adjacent roll top worksurfaces, with base storage cupboards below and eye level wall mounted units above, one of the cupboards concealing the Worcester boiler serving the domestic hot water supply and heating, integrated fridge and freezer, space and plumbing available for an automatic washing machine and dishwasher. To the other side of the kitchen is a further range of matching work top surfaces with base storage cupboards below and eye level wall mounted units over with under lighting, Neff four ring hob and integrated double oven, coved ceiling with inset downlighting, ceramic tiled floor, window and door to side aspect, wine rack

A DOORWAY FROM THE LOUNGE LEADS TO:

REAR HALLWAY Which gives access to the bedroom accommodation. Dado surround, radiator, engineered oak flooring, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above, a loft hatch gives access to the roof space which has been partly boarded and there is light available

BEDROOM 1 12' x 9' 11" (3.66m x 3.02m) Coved ceiling, radiator, window overlooking the rear garden, a range of bedroom furniture comprising of built in wardrobes, two sets of chest of drawers, single wardrobe unit and matching bedside cabinets

BEDROOM 2 11' 6" x 9' (3.51m x 2.74m) Coved ceiling, radiator, window overlooking the rear garden, space suitable for a double bed with wardrobes to either side and box cupboards above with underlighting

BEDROOM 3 9' 10" x 7' (3m x 2.13m) Coved ceiling, radiator, window



BATHROOM White suite comprising of panel enclosed bath with centre mixer tap and hand held shower attachment, WC, wash hand basin with cabinet below, electric shaver point, fully tiled shower cubicle with power shower, chrome heated towel rail, smooth plastered ceiling with inset downlighting, fully tiled walls, two windows to the side aspect and ceramic tiled floor

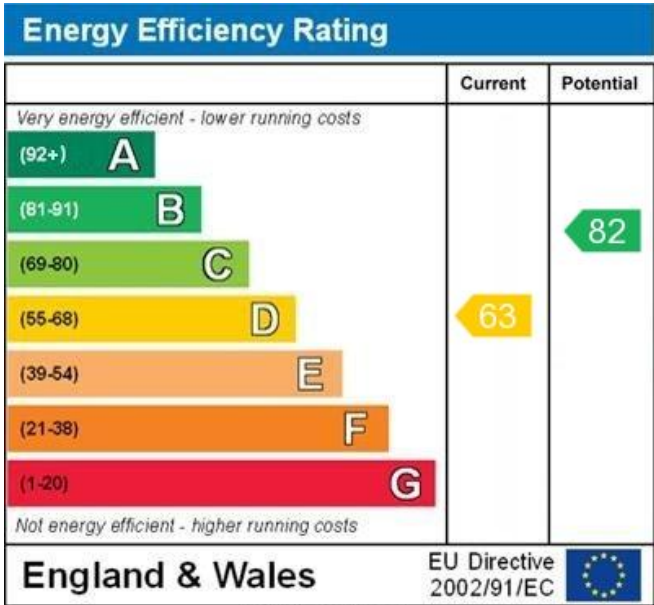
OUTSIDE - FRONT To the front of the bungalow a brick edged tarmac driveway provides off road parking for a number of vehicles. The garden has then been predominantly laid to lawn with gravel borders punctuated by a number of specimen shrubs and lavender. The driveway leads to the ATTACHED GARAGE fitted with an up and over door, has power and light available and a glazed door to the rear garden. A pathway to the left hand side of the bungalow with a wrought iron gate gives access to:

OUTSIDE - REAR A low Purbeck stone wall with Purbeck stone steps leads up to an area of lawn which is surrounded by flower and shrub borders with a number of rose bushes. There is a pond with a Purbeck stone rockery and adjacent to the lawn is a paved patio area. There is a section of garden to the side of the bungalow which has been laid to artificial grass and then an area of patio with a door accessing the rear of the garage. The back garden is fully enclosed by timber panelled fencing and enjoys a good degree of privacy.

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

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Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

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