

12 Barry Gardens
Broadstone BH18 9EN

Price **£550,000** Freehold



A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY BUNGALOW, SITUATED AT THE END OF A QUIET CUL-DE-SAC, BENEFITTING FROM A SIZEABLE REAR GARDEN AND POTENTIAL TO EXTEND (STPP).



- * ENTRANCE HALL 12'1" (max) x 11'2" (max)
(3.69m x 3.41m)**
- * SITTING ROOM 17'9" x 12'2" (5.46m x 3.72m)**
- * KITCHEN/BREAKFAST ROOM 14'1" x 9'9" (4.3m x 3.02m)**
- * BEDROOM ONE 12'7" x 11'4" (3.87m x 3.47m)**
- * BEDROOM TWO 11'5" x 10'9" (3.5m x 3.32m)**
- * BEDROOM THREE 8'9" x 7'5" (2.71m x 2.29m)**
- * FAMILY BATHROOM 9' x 8'8" (2.74m x 2.68m)**
- * FRONT AND SIZEABLE REAR GARDEN**
- * OFF ROAD PARKING**
- * CAR PORT AND SINGLE GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the open storm porch, a UPVC double glazed frosted front door with matching side screens gives access into the spacious entrance hallway which has airing cupboard with hot water tank and two further useful storage cupboards; one of which has slatted shelving. The light and airy sitting room has a large window to the rear aspect with pleasant views over the garden, TV point, telephone point, door to side giving access to the rear garden and central fireplace with inset gas fire. The modern fitted kitchen/breakfast room has window to front aspect, frosted door to side leading to the car port, range of wall and floor mounted cupboards, part tiled walls, tiled flooring, one and a quarter single sink with drainer and mixer tap, telephone point, space and plumbing for washing machine, nest of three drawers and integrated appliances to include dishwasher, oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to rear aspect with pleasant views over the garden and benefits from fitted wardrobes, bedroom two has window to front aspect and benefits from fitted wardrobes and bedroom three has window to side aspect. The family bathroom has two frosted windows to rear aspect, fully tiled walls, low level flush WC, vanity unit with inset wash hand basin and hot and cold tap, separate shower cubicle with shower and panel enclosed bath with mixer tap and shower over.

To the front of the property is a low maintenance garden being laid to shingle with brick wall borders. There is also a driveway providing off road parking for a number of vehicles and via double opening gates leads along the side of the property to the car port and single garage which has up and over door, light and power. One of the main features of this delightful property is the stunning rear garden which has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for garden shed. Access along the side in turn leads to the front.

Agents note – the exterior photographs are from last year (2022).





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across and then take the first turning on the right hand side into Barry Gardens.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1692