

**36 Cheam Road, Broadstone,  
BH18 9HE**

**£675,000  
Freehold**

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A truly outstanding opportunity to acquire a beautifully appointed three double bedroom detached bungalow, having been redeveloped by the present owners to provide, in our opinion, one of the finest bungalows to be found within close proximity of the village centre. Features include an outstanding sub-divided open plan kitchen/dining/living room with five meter bi-fold doors leading out to the landscaped rear garden. The kitchen area boasts a range of high quality units in addition to a full range of appliances including two integrated Neff ovens and a Neff coffee machine. There is a feature island with adjacent dining table all of which have quartz granite worksurfaces. The master bedroom has an en-suite dressing area and beautifully appointed en-suite shower room, whilst there are two further bedrooms together with another beautifully appointed family bathroom. Fully enclosed landscaped garden and excellent parking. Early viewing highly recommended. **NO FORWARD CHAIN!**

**COVERED PORCH** Outside light point, double glazed composite door leads to:

**SPACIOUS RECEPTION HALL** Herringbone patterned LVT flooring, tall radiator, glazed double doors lead to the kitchen/dining/living room

**OUTSTANDING OPEN PLAN KITCHEN/DINING/LIVING ROOM** Spanning with full width of the property and yet subdivided by a part wall and pier

**LIVING AREA** 19' 4" x 12' 3" overall (5.89m x 3.73m) LVT flooring, power points, two radiators, wall lights, wall mounted TV point, TV point within part sub-dividing wall in addition to gas fire point, lantern window (shared with kitchen), bi-fold doors lead out to the landscaped rear garden

**KITCHEN/DINING AREA** 22' 8" x 12' 4" max. (6.91m x 3.76m) Fitted with an extensive range of quality wall and floor mounted units with quartz granite worksurfaces, Belfast sink with mixer tap, integrated dishwasher, useful larder cupboard, two built in Neff ovens with additional Neff microwave oven, integrated Neff coffee machine, integrated fridge and freezer, feature island with Neff induction hob and extractor hood above, wine cooler and built in cupboard with bin store. The island has an adjacent quartz granite topped counter within the dining room suitable for eight people if desired, LVT flooring, tall radiator, lantern window shared with living room, bi-fold doors lead out to the landscaped rear garden

**UTILITY ROOM** 8' 4" x 7' 4" (2.54m x 2.24m) Fitted with a range of wall and floor mounted units with quartz granite work surface and integrated one and a half bowl sink unit, plumbing and space for washing machine/tumble dryer, tall cupboard housing wall mounted Vaillant gas boiler, LVT flooring, internal door to short garage area. From the utility room a door and a step down leads into:

**HOBBIES ROOM/OFFICE** 13' 2" x 8' 4" (4.01m x 2.54m) Suitable for a variety of purposes, LVT flooring, radiator, double glazed French doors lead out to the garden

**HOME OFFICE** 8' 8" x 5' (2.64m x 1.52m) LVT flooring, radiator, window to side elevation

**MASTER BEDROOM** 13' 2" x 12' 10" (4.01m x 3.91m) Radiator, TV point, dual aspect windows

**EN-SUITE DRESSING ROOM** With walk in wardrobe, fitted shelving and chest of drawers

**EN-SUITE SHOWER ROOM** A beautifully appointed suite comprising of a walk in oversize shower with wall mounted thermostatically controlled shower having flexible hose and over head rain shower together with useful tiled recessed shelf, WC with concealed cistern, wash hand basin with vanity unit, fully tiled walls, deep sill, tiled flooring, window to side elevation

**BEDROOM 2** 12' 6" x 9' 8" (3.81m x 2.95m) Radiator, window to front elevation

**BEDROOM 3** 10' 2" x 9' (3.1m x 2.74m) Radiator, window to side elevation



**FAMILY BATHROOM** Once again a beautifully appointed suite comprising tiled panelled bath, mixer taps, thermostatically controlled shower with rain shower, WC with concealed cistern, wash hand basin with vanity unit, fully tiled walls, heated towel rail, feature tiled recess with full size mirror and light, tiled flooring, window to side elevation

**OUTSIDE - FRONT** This superbly appointed property can be found in one of Broadstone's most favoured roads within half a mile of the village centre. To the front of the property is an open plan lawned area bordered by dwarf griselinia hedging, a blocked paved driveway provides extensive parking together with a turning area. This driveway continues alongside the property providing additional parking and eventually this will lead to the ATTACHED SHORTENED GARAGE measuring approximately 12' 4" x 8' 2" with electric roller door, light and power, outside tap and useful storage shelving together with cupboard.

**OUTSIDE - REAR** The landscaped, enclosed rear garden comprises a split level stone paved patio area with outside lighting, timber constructed garden store with enclosed secure area for house pets. There is a lawned area bordered by close boarded timber panelled fencing which affords a reasonable degree of seclusion, a pathway leads from the garden alongside the eastern side of the property to a timber personal gate, external power supply.

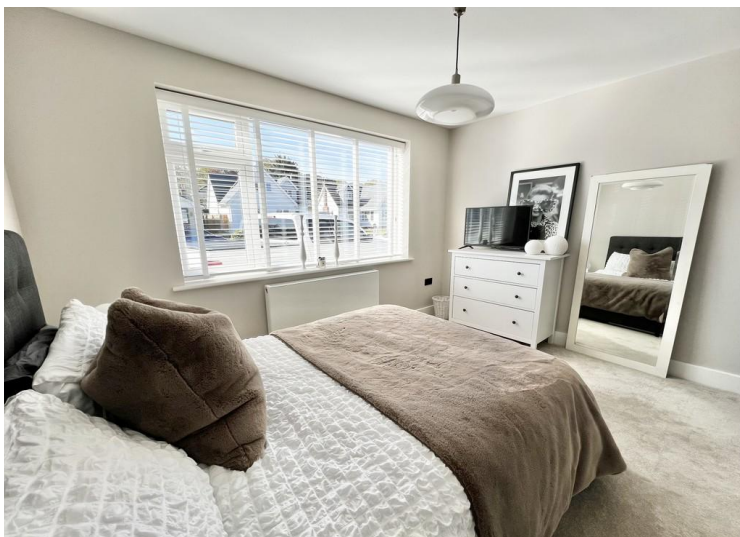
**COUNCIL TAX BAND 'D'** This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

**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.

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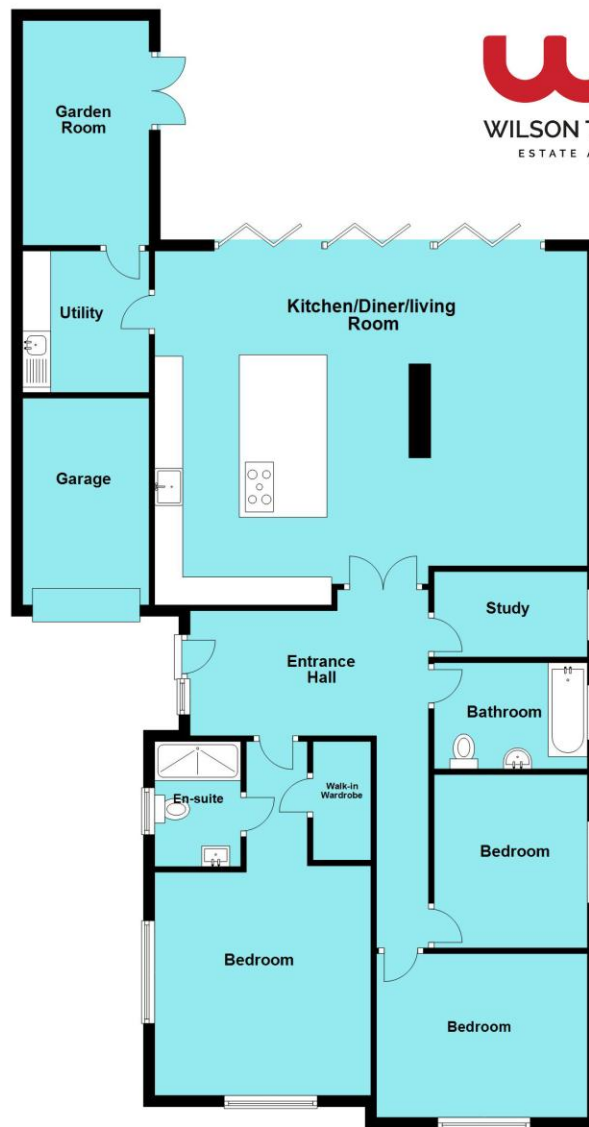
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**  
Approx. 140.6 sq. metres (1513.8 sq. feet)



Total area: approx. 140.6 sq. metres (1513.8 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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