

**10 Steepleton Road, Broadstone,
BH18 8LH**

**O.I.E.O £600,000
Freehold**



A well presented three double bedroom detached bungalow situated in this very popular location and benefiting from a generous rear garden. The bungalow benefits from gas fired heating with radiators and UPVC double glazing, features include an impressive sitting room with bay window overlooking the garden, a kitchen/breakfast room, study, en-suite shower room plus a carport and tandem length garage. As with neighbouring properties, the bungalow offers great scope to further extend subject to the usual planning permissions. Conveniently situated, the bungalow is approximately a mile from the centre of Broadstone and within a short drive or bus journey to the neighbouring centres of Wimborne and Poole. There is popular schooling for all age groups and within walking distance both the boys' and girls' grammar schools.

COVERED CARPORT With paved steps and outside lighting leads to the UPVC double glazed front door

RECEPTION HALL Coved ceiling, wall mounted heating thermostat control, telephone point, radiator, dado rail surround, built in shoe/storage cupboard, adjacent built in storage cupboard, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above, wood effect Amtico flooring and loft hatch with sliding ladder gives access to the roof space. A glazed door from the reception hall leads to:

LOUNGE 18' 5" x 19' 1" into bay (5.63m x 5.84m) Coved ceiling, dado rail surround, two radiators, TV aerial and telephone connection, light dimmer control switches, Adam style fireplace with marble hearth and surround fitted with an electric fire, French doors with adjoining glazed side screens opening to the patio and rear garden, large bay window enjoying an elevated outlook over the rear garden, door to:

STUDY 6' 1" x 5' 8" (1.87m x 1.75m) Coved ceiling, radiator, telephone connection point, window to rear aspect

DINING ROOM/BEDROOM 3 14' 4" x 9' 4" (4.38m x 2.86m) Bow window to front aspect, decorative coving with central ceiling rose, dado rail surround, radiator, telephone connection point, light dimmer control switch

KITCHEN/BREAKFAST ROOM 16' 3" x 11' 9" (4.97m x 3.59m) A range of units comprising of one and a half bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over with underlighting, integrated four ring electric hob with microwave below and extractor fan over, to the side an integrated electric double oven with space to the side of this for an upright fridge/freezer. To the opposite side of the kitchen is a further range of matching worktop surfaces with drawers and base storage cupboards under and eye level wall mounted units above, central breakfast bar, worksurface with plumbing for an automatic washing machine and tumble dryer below, TV point, coved ceiling with inset downlighting, radiator, fully tiled walls, ceramic tiled floor, cupboard concealing with Worcester boiler serving the heating and domestic hot water supply, full height window to the front aspect and two windows and a UPVC door overlooking and giving access to the rear garden

BEDROOM 1 13' 9" x 9' 4" (4.2m x 2.86m) Coved ceiling, bow window to front aspect, radiator, picture rail surround, matching bedside cabinets with wall light above, range of built in floor to ceiling wardrobe units, built in dressing table unit with chest of drawers, TV aerial point

BEDROOM 2 14' 2" max. x 9' 9" to wardrobes (4.33m x 2.99m) Coved ceiling, radiator, window to side aspect, two banks of floor to ceiling built in wardrobe units, built in dressing table, TV aerial point

EN-SUITE SHOWER ROOM White suite comprising of fully tiled shower cubicle with Mira shower controls, inset wash hand basin with cabinet below, WC, coved ceiling, inset downlighting, extractor fan, fully tiled walls, heated towel rail



SHOWER ROOM Originally the main bathroom and now having a generous fully tiled shower cubicle with power shower, glazed shower screen, inset wash hand basin with centre mixer tap with a range of drawers and base storage units below, WC with concealed cistern, coved ceiling, extractor fan, window to side aspect, heated towel rail, wood effect Amtico flooring

OUTSIDE - FRONT The gardens form a particular feature of the property. The front garden has been arranged for ease of maintenance being predominantly laid to block paving or a resin driveway with borders stocked with an number of well maintained specimen shrubs and the garden is enclosed to both sides by timber panelled fencing. There is a substantial carport which leads through to the ATTACHED DOUBLE LENGTH GARAGE which has an electronically operated up and over door, there is power and light, two windows and personal door to the rear garden

OUTSIDE - REAR Directly to the back of the property there is raised sun terrace with water tap, lighting and electric awning, this then leads down to the main expanse of the garden where there is an attractively and well maintained shaped area of lawn with well kept and stocked shrub borders. The rear garden is fully enclosed by timber panelled fencing and established hedgerow and enjoys a high degree of privacy. Located in the garden is a aluminium framed greenhouse and good size timber built workshop with power and light, a pathway to the side of the bungalow then gives access to the front via a wrought iron gate.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 125.4 sq. metres (1349.6 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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