

**31 Rugby Road, Poole,  
Dorset. BH17 7HJ**

**£499,950  
Freehold**

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Situated in a convenient location on the fringe of Broadstone, is this spacious 4/5 bedroom detached bungalow extended and improved to a high specification by the present owners to offer a generous home. The property benefits from gas fired heating and UPVC double glazing and established front and rear gardens. A particular feature is the large open plan living space with vaulted ceiling enjoying an outlook over the rear garden. There is a well appointed family bathroom, an en-suite shower room as well as a separate cloakroom. A long driveway provides off road parking for a number of vehicles and leads to the garage and there is established front and rear gardens. The property is within easy reach of the centre of Broadstone and just a short walk is a bus stop to the neighbouring towns of Poole and Wimborne.

**ENTRANCE VIA:** A double glazed composite front door with an outside light leads to the:

**RECEPTION HALL** A generous sized reception hall with a smooth and plastered ceiling, contemporary radiator, bench with storage below and hanging above, built-in shelved linen cupboard. Separate boiler cupboard concealing the Gloworm boiler serving the heating and domestic hot water supply. Loft hatch with sliding ladder gives access to the roof space, which has been boarded and has a light point available. Door to the:

**CLOAKROOM** Comprising of a w.c with concealed cistern, tongue and grooved style panelling to dado rail height, coved and smooth plastered ceiling, radiator, window with oak window sill.

**From the Reception Hall, a glazed door gives access to an:**

**INNER HALL** Cast iron radiator. An archway gives access to the:

**LIVING / DINING AND KITCHEN AREA** 21' 5" x 18' 5" (6.53m x 5.61m)

#### **Living / Dining Area**

Contemporary log burner with a raised York stone hearth with two windows to the side aspect, three wall light points, T.V aerial connection point, cast iron radiator, space for dining room table and chairs. There is a high vaulted ceiling with three velux roof lights, UPVC double glazed patio doors with feature windows above opening to the rear garden, window with oak sill.

#### **Kitchen Area**

Ceramic one and a half bowl single drainer sink unit with Victorian style centre mixer tap with adjacent solid oak block work surfaces, along with drawer and base storage cupboards below and space and plumbing for an automatic washing machine, dishwasher and tumble dryer, two Bosch electric ovens with a five ring Bosch induction hob and extractor canopy over, range of eye level wall mounted units with under unit lighting along with wine racks, space suitable for an American style fridge freezer with cupboards to the side and above, part tiled walls.

**BEDROOM FIVE / SNUG** 9' 0" x 8' 5" (2.74m x 2.57m)

Smooth plastered ceiling with window to the side aspect, with oak sill, light dimmer control switch, dado rail surround, cast iron radiator, soundproof plasterboard.

**BEDROOM ONE** 15' 3" x 10' 11" (4.65m x 3.33m) Smooth plastered ceiling with light dimmer control switch, two windows to the side aspect with oak window sills, space suitable for a wall mounted television with T.V aerial connection, granite hearth with log burner, built-in floor to ceiling mirror fronted wardrobe units, contemporary tall radiator. Door to:

**EN-SUITE SHOWER ROOM** Suite comprising of a double shower cubicle with handheld shower and a separate 'rain' shower head, shelf recesses, w.c with concealed cistern, counter top sink with centre mixer tap with drawers and cupboard below, smooth plastered ceiling with inset lighting and extractor fan, natural stone tiled walls, contemporary heated towel rail, wood effect ceramic tiled flooring.



**BEDROOM TWO** 11' 11" x 11' 3" (3.63m x 3.43m) Smooth plastered ceiling with contemporary radiator, bay window to the front aspect.

**BEDROOM THREE** 11' 7" x 9' 8" (3.53m x 2.95m) Smooth plastered ceiling, contemporary radiator, window to the front aspect.

**BEDROOM FOUR** 11' 0" x 8' 10" (3.35m x 2.69m) Smooth plastered ceiling, contemporary radiator, window to the side aspect, telephone connection point.

**FAMILY BATHROOM** A white suite comprising of a corner bath with centre mixer tap and handheld shower attachment and tiled surround, w.c with concealed cistern, counter top wash hand basin with centre mixer tap with base storage cupboards and further storage units to the side. There is a double shower cubicle with handheld shower controls and 'rain' shower head, smooth plastered ceiling with extractor fan and inset down-lighting, chrome heated towel rail, window to the side aspect.

**OUTSIDE - FRONT** To the front of the property there is a brick wall and the side boundaries are enclosed with either low panelled fencing or established hedgerow. The garden has been partly laid to lawn with a gravelled parking space. A driveway leads along the left hand side of the bungalow providing off road parking for numerous vehicles. There is an outside water tap and a **SINGLE GARAGE** with an up and over door, along with a personal door and a window. A wrought iron gate gives access to a pathway between the garage and the bungalow, which leads to the:

**REAR GARDEN** Which has been predominantly laid to lawn, along with a paved patio. There is a timber built children's playhouse and to the rear of the garage is a timber built storage shed. The garden is fully enclosed predominantly by timber panelled fencing or walling and there is a range of established shrubs and soft fruit trees. To the rear elevation there are three wall light points and an outside power supply.

**COUNCIL TAX BAND 'D'** This information has been supplied by BCP 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.

Ref: 14666

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 69                      | 79        |
| (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 |           |
| www.epc4u.com                               |                         |           |



Total area: approx. 122.0 sq. metres (1313.5 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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