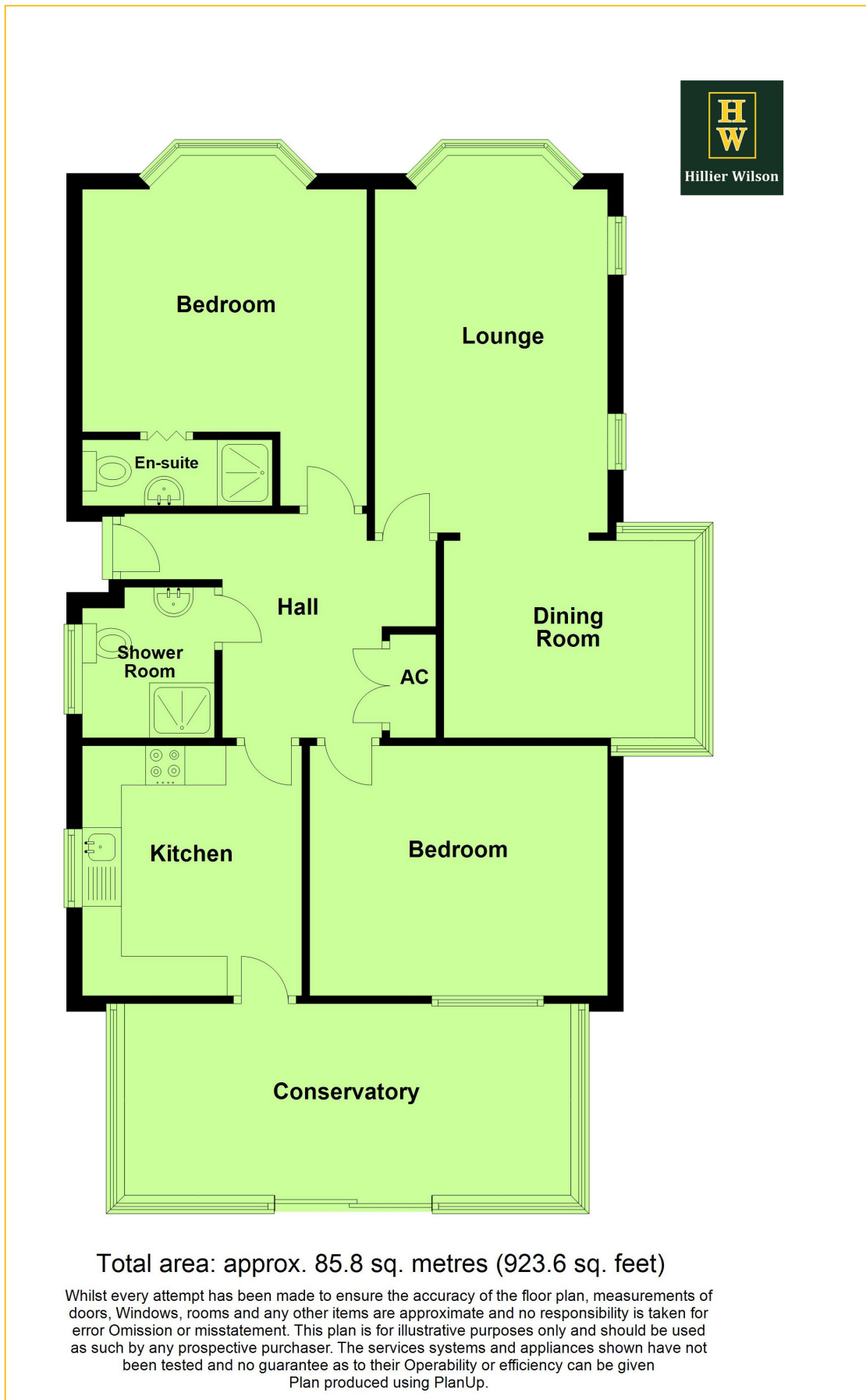


35 Kirkway
Broadstone BH18 8ED

Price **£450,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED WITHIN EASY REACH OF BROADSTONE'S SHOPS AND AMENITIES, BENEFITTING FROM CONSERVATORY, PRIVATE REAR GARDEN AND NO FORWARD CHAIN.



Total area: approx. 85.8 sq. metres (923.6 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.

- * PORCH 3' x 2'2" (0.91m x 0.67m)**
- * ENTRANCE HALLWAY 12'2" (MAXIMUM) x 9'9" (MAXIMUM)
(3.72m x 3.02m)**
- * SITTING ROOM 15'8" x 10'8" (4.82m x 3.29m)**
- * DINING AREA 10'5" x 8'4" (3.2m x 2.56m)**
- * KITCHEN 10'6" x 9'1" (3.23m x 2.77m)**
- * CONSERVATORY 15'8" x 8'1" (4.82m x 2.47m)**
- * BEDROOM ONE 13'8" (MAXIMUM) x 10'9" (4.21m x 3.32m)**
- * EN SUITE SHOWER ROOM 7'3" x 3'1" (2.23m x 0.94m)**
- * BEDROOM TWO 12'5" x 10'4" (3.81m x 3.17m)**
- * SHOWER ROOM 6'3" x 5'8" (1.92m x 1.77m)**
- * FRONT AND REAR GARDENS**
- * OFF ROAD PARKING**
- * SINGLE GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the side of the property, a UPVC double glazed front door gives access into the entrance porch and via a UPVC double glazed frosted door leads into the spacious entrance hallway which has telephone point, storage cupboard housing hot water tank and loft access via a hatch. The light and airy sitting room has feature bay window to front aspect, two further windows to side, TV point, central fireplace with tiled hearth, brick surround and wooden mantel and an archway leading through to the dining area which has telephone point and windows to front, side and rear aspects. The kitchen has window to side aspect, wall mounted 'Glow-worm' boiler, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, nest of four drawers, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over. Off the kitchen is the conservatory which has door to side and sliding patio doors leading to the rear garden.

Bedroom one has feature bay window to front aspect and benefits from an en suite shower room which has fully tiled walls, low level flush WC, wash hand basin with hot and cold tap and shower cubicle with 'Mira' shower. Bedroom two has window to rear aspect. The modern fitted family shower room has frosted window to side aspect, part tiled walls, pedestal wash hand basin with hot and cold tap, low level flush WC and walk in shower cubicle.

To the front, there is an area laid to artificial lawn with mature shrub borders. A tarmac driveway leads along the side of the property providing off road parking for a number of vehicles in turn leading to the single detached garage which has electric up and over door, light, power and window and door to side. The secluded rear garden is predominantly laid to lawn with mature shrub and timber fence borders. Access along the side via a timber gate in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the first turning on the left into Ridgeway and then first left again into Kirkway.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band E

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: R1741