

**14 Gladelands Way, Broadstone,  
BH18 9JB**

**£475,000  
Freehold**

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**An excellent opportunity to acquire a spacious three bedroom detached bungalow with generous living accommodation and a well fitted kitchen. Notable features include a fully tiled bathroom with separate shower, en-suite cloakroom to bedroom 2, double glazing, excellent parking and a delightful, secluded rear garden. The property enjoys a tranquil setting within a popular residential area enjoying easy access to Broadstone and its various amenities. Early viewing is strongly advised.**

## DECORATIVE UPVC DOUBLE GLAZED DOOR

Leads to:

**SPACIOUS RECEPTION HALL** Radiator, access to loft space, Karndean flooring

**BRIGHT & AIRY LIVING ROOM** 16' x 13' 2" (4.88m x 4.01m) Radiator, TV point, wall light points, ornamental fireplace with electric fire, picture window to front elevation

**KITCHEN** 12' 6" x 9' 8" (3.81m x 2.95m) Fitted with an extensive range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset one and a half bowl sink unit, plumbing and space for dishwasher and washing machine, fitted range cooker with eight burner gas hob, space for tumble dryer, wall mounted Worcester gas boiler, Karndean flooring, window to side elevation

**DINING ROOM** 12' 6" x 10' (3.81m x 3.05m) Radiator within cabinet, Karndean flooring, skylight, double glazed door leads out to the rear garden

**BEDROOM 1** 12' 2" x 11' 8" plus door recess (3.71m x 3.56m) Radiator, skylight, window overlooking rear garden

**BEDROOM 2** 12' 2" x 9' 8" (3.71m x 2.95m) Radiator, built in wardrobe, window to front elevation, sliding door to:

**EN-SUITE CLOAKROOM** Suite comprising close couple WC, pedestal wash hand basin

**BEDROOM 3** 8' 8" x 8' 6" (2.64m x 2.59m) Radiator, window to side elevation

**BATHROOM** Suite comprising panelled bath, separate walk in shower cubicle with wall mounted Triton electric shower, pedestal wash hand basin, close couple WC, fully tiled walls, tiled flooring, heated towel rail, window to side elevation

**OUTSIDE - FRONT** The front garden is laid to lawn bordered by mature hedgerow, a tarmac driveway provides excellent parking and continues alongside the property to a **DETACHED GARAGE** (restricted vehicular access due to door step). The garage has an up and over door together with power and light and a personal side door.



**OUTSIDE - REAR** The rear garden comprises a fully enclosed lawned area bordered by mature laurel hedging which ensures a high degree of seclusion. There is a patio/bbq area together with a full width patio across the rear of the property. Outside tap.

**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.

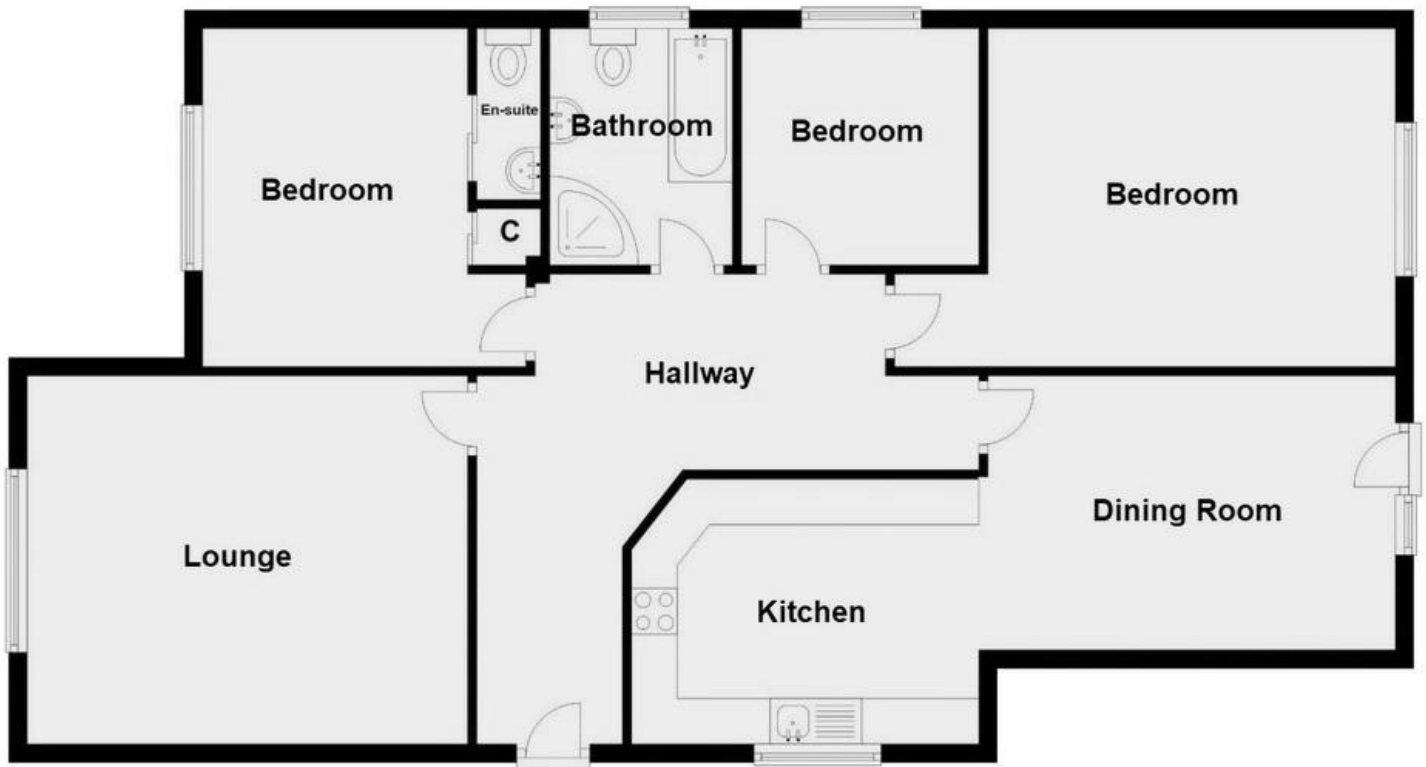
**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 13129**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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