

**1 Widworthy Drive, Broadstone,  
BH18 9BD**

**£550,000  
Freehold**

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**Situated on a generous plot is this three bedroom detached bungalow benefitting from two reception rooms and a double garage. The property has gas fired heating with radiators and UPVC double glazing and as with neighbouring properties has further potential to extend to both the ground and first floor. The property is conveniently situated close to dog walking, Broadstone golf course and popular schooling. The centre of Broadstone is approximately half a mile distance offering many local amenities and eateries. The property is offered for sale with the benefit of No Forward Chain.**

**ENTRANCE PORCH** With outside light, double glazed front door with adjoining side screen leads to:

**RECEPTION HALL** Coved ceiling, wood effect laminate flooring, linen cupboard with slatted shelving and a loft hatch with sliding ladder gives access to the roof space

**LOUNGE** 16' 11" x 13' 11" (5.16m x 4.24m) Coved ceiling, picture window to the front aspect, window to side aspect, four wall light points, light dimmer control switch, two radiators, attractive hardwood flooring, TV aerial connection, floor to ceiling Purbeck stone open fireplace with gas point available. This room opens into:



**DINING ROOM** 10' 2" x 9' 11" (3.1m x 3.02m) Coved ceiling, dual aspect windows, continuation of the flooring, radiator, open hatch to the kitchen

**KITCHEN** 10' 10" x 9' 10" (3.3m x 3m) A range of light oak style units comprising of one and a half bowl single drainer sink unit with adjacent roll top worksurfaces with a range comprehensive range of drawers and base storage cupboards below and eye level wall mounted units over with lighting, integrated double oven, integrated five ring gas hob and built in fridge and freezer, space and plumbing available for an automatic washing machine, space for slimline dishwasher, coved ceiling, ceramic tiled floor, partly tiled walls, radiator



**BEDROOM 1** 14' 11" x 12' (4.55m x 3.66m) Coved ceiling, dual aspect windows, two radiators, built in floor to ceiling mirror fronted wardrobe units

**BEDROOM 2** 13' 9" x 9' 11" (4.19m x 3.02m) Coved ceiling, dual aspect windows enjoying an outlook over the rear garden, radiator, wood effect laminate flooring

**BEDROOM 3** 8' 6" x 7' 4" (2.59m x 2.24m) Coved ceiling, radiator, window to front aspect, wood effect laminate flooring



**BATHROOM** Panel enclosed bath with centre mixer tap and hand held shower attachment with tiled surround, wash hand basin with cabinet below, WC, fully tiled separate shower cubicle, coved ceiling, chrome heated towel rail, window

**SEPARATE CLOAKROOM** Comprising of WC, countertop wash hand basin with centre mixer tap and tiled surround, inset downlighting, wood effect laminate flooring, window



**OUTSIDE - FRONT** The property is situated on a generous corner plot, the front garden being arranged to areas of lawn and Purbeck stone rockery. A sweeping path with steps then leads to the front door and a driveway providing off road parking for a number of vehicles leads to the **DOUBLE GARAGE** fitted with an up and over door, power and light and houses the combination boiler serving the heating and domestic hot water supply and there is a water tap by the up and over door. The gardens extend to the left hand side of the property where there is a hardstanding suitable for a boat or caravan and this area of the garden is partially enclosed by timber panelled fencing. Gates to either side of the property give access to:

**OUTSIDE - REAR** Where there is a large paved patio area with outside lighting and a water tap and this then extends to an area of lawn which is enclosed by timber panelled fencing and mature hedgerow.

**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: 15141**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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