

45 Abbotsbury Road  
Broadstone BH18 9DB

Price **£499,950** Freehold



A SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM, TWO BATHROOM DETACHED FAMILY BUNGALOW, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM SIZEABLE REAR GARDEN AND NO FORWARD CHAIN.



Total area: approx. 141.3 sq. metres (1520.6 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.

- \* **ENTRANCE HALLWAY 15' (MAXIMUM) x 12'2" (MAXIMUM)  
(4.57m x 3.72m)**
  - \* **LOUNGE 19'1" x 11'9" (5.82m x 3.63m)**
  - \* **DINING ROOM 11'3" x 10'1" (3.44m x 3.08m)**
  - \* **KITCHEN 11'5" x 9'3" (3.51m x 2.83m)**
- \* **CONSERVATORY/LEAN TO 14'8" x 5'1" (4.51m x 1.55m)**
  - \* **BEDROOM ONE 13'5" x 12'8" (4.11m x 3.9m)**
  - \* **BEDROOM TWO 12' x 9'2" (3.66m x 2.8m)**
  - \* **BEDROOM THREE 9'9" x 9'3" (3.02m x 2.83m)**
- \* **FAMILY BATHROOM 7'2" x 5'5" (2.19m x 1.68m)**
  - \* **SHOWER ROOM 9'5" x 3' (2.9m x 0.91m)**
- \* **OFF ROAD PARKING**
- \* **SINGLE GARAGE**
- \* **SIZEABLE SOUTH FACING REAR GARDEN**
- \* **UPVC DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**
- \* **POTENTIAL TO EXTEND INTO THE LOFT SPACE (STPP)**











**ABOUT THIS PROPERTY**

At the front of the property, via an open storm porch, a double glazed frosted front door gives access into the spacious entrance hallway which benefits from two useful storage cupboards, one of which has shelving and a radiator, and access to sizeable loft via a hatch. The lounge has TV point, central inset gas fire with marble hearth, Purbeck stone surround and marble mantel. Archway leading to the separate dining room which has windows to rear and side and double opening doors giving access to the rear garden. The modern fitted kitchen has window to rear aspect with pleasant views over the rear garden, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, cupboard housing wall mounted boiler and integrated appliances to include fridge, freezer, washing machine, dishwasher, oven, grill/oven/microwave, four ring ceramic hob and extractor fan over. Off the kitchen is the conservatory/lean to which has access to front and rear, windows to side, tiled flooring and space for tall fridge/freezer.

Bedroom one has window to front aspect, TV point and telephone point. Bedroom two has window to side aspect and benefits from a range of fitted furniture to include wardrobes, drawers and cupboards. Bedroom three has window to rear aspect. The family bathroom has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and Jacuzzi bath with shower over. The shower room has frosted window to side aspect, part tiled walls, tiled flooring, towel ladder radiator, wash hand basin with mixer tap, low level flush WC and shower cubicle with shower.

To the front of the property is a block paved driveway providing off road parking for a number of vehicles and a low maintenance garden being laid to lawn. The property also benefits from a single garage which has up and over door, light and power. One of the main features of this delightful property is the sizeable and secluded south facing rear garden which has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side of the property, via a lean to providing extra storage, gives access to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and Abbotsbury Road is the third turning on the right hand side.

**COUNCIL TAX:** Band E BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**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: R1760**