

**28 Wynne Close, Broadstone,  
BH18 9HQ**

**£475,000  
Freehold**



**Offered with the benefit of No Forward Chain is this three double bedroom detached bungalow situated in a popular and quiet cul-de-sac within walking distance of the centre of Broadstone. The property benefits from PV solar panels, gas fired heating with radiators and UPVC double glazing and a living room which enjoys an outlook over the rear garden. A driveway provides off road parking for a number of vehicles and leads to the garage and the front gardens have been neatly and attractively arranged, the rear garden enjoying a sunny aspect and a large degree of privacy. The bungalow is within walking distance of public open spaces and also popular schooling for all age groups and the centre of Broadstone offers a bustling community with many amenities.**

**COMPOSITE DOUBLE GLAZED FRONT DOOR** With adjoining side screen leads to:

**GENEROUS RECEPTION HALL** Coved ceiling, wall mounted heating thermostat control, radiator, wood effect laminate flooring, cupboard concealing the combination boiler serving the heating and domestic hot water supply with slatted shelving and a loft hatch with sliding ladder gives access to the insulated roof space which has been partially boarded and has light available

**LOUNGE/DINING ROOM** 22' 0" x 11' 10" narrowing to 9' 6" in the dining area (6.724m x 3.618m) The room stretches across the width of the bungalow and overlooks the sunny rear garden, there is a coved ceiling, windows to the side and rear aspects and French doors with adjacent side screens leading to the rear garden, continuation of the wood effect laminate flooring from the hallway, two radiators, ornamental fireplace with living flame gas fire, TV aerial connection point and in the dining area there is a serving hatch to the kitchen

**KITCHEN** 10' 4" x 8' 9" (3.16m x 2.68m) A range of units comprising of single bowl single drainer sink unit with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below and eye level wall mounted units above, space suitable for a cooker, space suitable for a refrigerator, further worksurfaces with space and plumbing below for an automatic washing machine and freezer, eye level wall mounted units above, window to side aspect, UPVC double glazed door to the outside

**BEDROOM 1** 13' 10" x 11' 0" (4.23m x 3.37m) Radiator, window to front aspect, a comprehensive range of built in bedroom furniture incorporating a number of chest of drawers and wardrobes

**BEDROOM 2** 11' 10" x 10' 9" (3.62m x 3.29m) Radiator, telephone point, window to front aspect, wood effect laminate flooring

**BEDROOM 3** 10' 10" x 8' 9" (3.32m x 2.67m) Radiator and window to side aspect

**BATHROOM** A modern white suite comprising of panel enclosed bath with centre mixer tap, wall mounted hand held shower attachment and rain shower head, wash hand basin with centre mixer tap and splashback with cabinet below, partly tiled walls, heated towel rail, extractor fan, window to side aspect

**SEPARATE CLOAKROOM** Modern suite comprising of WC, wall mounted wash hand basin with splashback, radiator and window

**OUTSIDE - FRONT** The gardens form a particular feature of the property. To the front of the bungalow there is a curved low brick wall opening onto a brick edged tarmac driveway which provides off road parking for three vehicles. The front garden has been laid to lawn with very well stocked borders with a number of specimen plants and roses and both the left and right side boundaries are enclosed by timber panelled fencing. The driveway leads to the GARAGE fitted with an up and over door, a pitched tiled roof, a UPVC double glazed window to the rear, power and light available and a double power point on the front of the garage. A wrought iron gate between the garage and bungalow gives access to a pathway leading to:



**OUSIDE - REAR** Directly to the back of the bungalow is an oval shaped brick edged paved patio area with lighting, this then leads to the main area of the garden which has been laid to lawn again with well stocked shrub borders. There is an ornamental fishpond, central to the garden there is a pergola which then leads to a further section of lawn where there is an aluminium framed greenhouse with power. Also located in the garden is a timber built summerhouse with power available and a further shed. The rear garden is enclosed by close boarded timber panelled fencing and the garden enjoys a sunny southerly aspect. A pathway to the opposite side of the bungalow has a water tap and lighting and leads to a wrought iron gate returning to the front garden.

**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.

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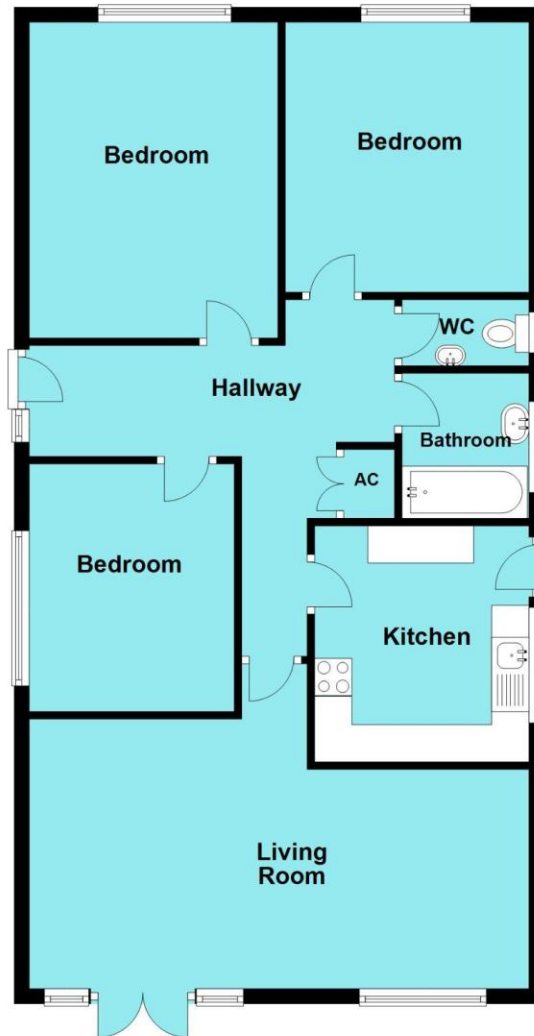
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 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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