

**30 Higher Blandford Road,
Broadstone, BH18 9AQ**

**£475,000
Freehold**



A three double bedroom, two reception room detached bungalow benefitting from a large conservatory overlooking the rear garden and situated only a moments walk from the centre of Broadstone. The property has gas fired heating with radiators and UPVC double glazing and flexible accommodation, with the majority of the rooms to the ground floor and a guest bedroom to the first floor. A driveway provides off road parking for a number of vehicles and leads to a long garage which has been altered to provide a useful hobbies room/home office. The rear garden has been attractively arranged with a raised composite deck with glass and chrome balustrade which then opens to the remainder of the good size rear garden. Within walking distance from the property there are a number of local amenities including popular schooling for all age groups and slightly further afield both the grammar schools. The property is added with the benefit of No Forward Chain.

ENTRANCE CANOPY With outside light, UPVC double glazed front door leads to:

ENTRANCE VESTIBULE With smooth plastered ceiling, ceramic tiled floor, a glazed internal door leads to:

MAIN RECEPTION HALL Smooth plastered ceiling, three wall light points, radiator, telephone connection point, airing cupboard housing the insulated hot water cylinder with fitted immersion and slatted shelving above

LOUNGE 16' 9" x 12' (5.11m x 3.66m) Coved ceiling with picture window and circular window to the front aspect and circular window to the side aspect, ornamental fireplace with electric fire and raised hearth suitable for a TV, radiator

AN ARCHWAY FROM THE HALLWAY LEADS TO:
SNUG 11' 7" x 10' 7" (3.53m x 3.23m) Window to side aspect, TV aerial connection, radiator, coved ceiling, an archway opening to:

CONSERVATORY 17' x 10' 10" (5.18m x 3.3m) Constructed with UPVC double glazed casements and UPVC double glazed roof, radiator, double doors opening to both the side and rear aspect

KITCHEN 11' x 10' 8" (3.35m x 3.25m) Range of units comprising of one and a half bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over one concealing the boiler serving the heating and domestic hot water supply, four ring gas hob with extractor canopy over and to the side an integrated double oven, space suitable for a refrigerator with cupboard to the side, further worktop surfaces with space and plumbing available for an automatic washing machine and dishwasher below, base storage cupboard and nest of drawers and eye level wall mounted units over with underlighting, ceramic tiled floor, partly tiled walls and window and door to the side aspect leading to the driveway

BEDROOM 1 11' 10" x 10' 6" plus wardrobes (3.61m x 3.2m) Window to side aspect, radiator, fitted along the full width of the room is a range of floor to ceiling mirror fronted wardrobes

BEDROOM 2 12' 3" x 11' 10" (3.73m x 3.61m) Dual aspect windows, radiator, coved ceiling

BATHROOM Corner bath with centre mixer tap and hand held shower attachment, pedestal wash hand basin and WC, fully tiled walls, heated towel rail, ceramic tiled floor, cabinet and window

SEPARATE SHOWER ROOM White suite comprising of fully tiled double shower cubicle with Bristan shower controls, pedestal wash hand basin and WC, smooth plastered ceiling with inset downlighting and extractor fan, fully tiled walls, chrome heated towel rail, ceramic tiled floor, window

A STAIRCASE FROM THE SNUG LEADS TO:

BEDROOM 3 15' 1" x 8' 8" (4.6m x 2.64m) Window to side aspect, radiator, access to eaves storage cupboard and further door leading to a walk in wardrobe with hanging and light



OUTSIDE - FRONT To the front of the property there is a wall with wrought iron balustrading which leads onto a block paved driveway providing off road parking for two vehicles. The front garden has been predominantly laid to lawn with well stocked flower and shrub borders. Double gates from the driveway lead to a further blocked paved area which could be used for additional parking, here there is lighting and a water tap, this in turn leads to the original garage which has now been altered to a home office/store

HOME OFFICE/STORE 29' 6" x 8' 5" (8.99m x 2.57m) UPVC double glazed front door with adjoining window, coved ceiling, window to side aspect, power and light and then double doors open to a second rear room with window to the rear aspect, window to the side and a loft hatch giving access to the roof space, here again there is power and light available

OUTSIDE - REAR Directly to the rear of the bungalow is a substantial raised composite deck with lighting which is enclosed by a contemporary glass and chrome balustrading and overlooks the remainder of the garden which has been predominantly laid to lawn with well stocked borders and towards the rear boundary an ornamental Purbeck stone waterfall and pond. The rear garden is fully enclosed predominantly by close bordered panelled fencing and there is a substantial metal garden store.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Total area: approx. 153.9 sq. metres (1657.0 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk