

**3 Silverdale Close, Broadstone,
BH18 9JD.**

**£440,000
Freehold**



A particularly spacious three double bedroom detached bungalow, being much loved and well looked after by the present owner and now offered for sale with no forward chain. Abutting woodland, the property can be found in a much sought after cul-de-sac within reasonable walking distance of Broadstone high street. The accommodation provides entrance porch, reception hall, excellent living room, kitchen/breakfast room with integrated appliances, three double bedrooms, one of which has an adjacent conservatory, shower room, attached garage and well stocked gardens. Early viewing recommended!

UPVC DOUBLE GLAZED DOOR Leads to:

ENTRANCE PORCH Tiled floor, internal window, glazed panelled door to:

RECEPTION HALL Radiator, parquet flooring, built in cloaks cupboard, airing cupboard with wall mounted Glow Worm gas boiler (fitted 2023), access to loft space

EXCELLENT LIVING ROOM 18' x 11' 4" (5.49m x 3.45m) Two radiators, power points, TV point, parquet flooring, window to side elevation, picture window overlooking front garden

KITCHEN/BREAKFAST ROOM 16' 2" x 9' (4.93m x 2.74m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, plumbing and space for washing machine and dishwasher, built in eye level double oven, built in four ring gas hob with extractor hood above, space for fridge and freezer, window to side elevation, window to front elevation, double glazed door to side of property

BEDROOM 1 12' 6" x 8' (3.81m x 2.44m) Radiator, built in wardrobe with sliding mirror doors, window overlooking rear garden

BEDROOM 2/DINING ROOM 14' 8" x 10' (4.47m x 3.05m) Radiator, through way to:

CONSERVATORY (OPEN PLAN) 10' 10" x 7' 8" (3.3m x 2.34m) Of UPVC construction with double glazed windows set on a solid plinth, radiator, light and power, aspect overlooking garden, French doors lead to covered terrace

BEDROOM 3 9' x 8' 8" (2.74m x 2.64m) Radiator, built in wardrobe cupboard, window overlooking rear garden

SHOWER ROOM Suite comprising walk in shower with wall mounted thermostatically controlled shower, low level WC, wash hand basin with vanity unit, heated towel rail, second heated towel rail, half tiled walls, two windows to side elevation

OUTSIDE - FRONT The front garden comprises a lawned area bordered by a variety of shrubs and featuring a silver birch tree and mature acer. A block paved driveway provides excellent parking and continues to an ATTACHED GARAGE with up and over door measuring approximately 16' 10" x 8' with light and power, wall mounted gas and electric meters, internal door to rear potting shed from where access is made to the rear garden.



OUTSIDE - REAR The rear garden comprises a lawned area bordered by a variety of mature shrubs, there is an excellent covered patio/terrace ideal for entertaining and a further patio area towards the rear of the plot. The garden adjoins an area of protected woodland ensuring tranquillity and some wildlife. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total area: approx. 109.2 sq. metres (1175.9 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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