

137 Lower Blandford Road
Broadstone BH18 8NT

Price **£535,000** Freehold



A SUPERBLY PRESENTED OLDER STYLE DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL LOCATION WITHIN CLOSE PROXIMITY TO BROADSTONE VILLAGE. AN INTERNAL VIEWING IS A MUST.



- * ENTRANCE HALLWAY 15' 1" X 6' 6" (4.60m x 2.01m)**
- * SITTING ROOM 14' 3" X 13' (4.35m x 3.96m)**
- * KITCHEN 14' 7" X 9' 8" (4.48m x 2.98m)**
- * DINING ROOM 14' 6" X 11' 5" (4.45m x 3.50m)**
- * CONSERVATORY 14' 5" X 9' 8" (4.41m x 2.98m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 14' 5" X 12' 9" (4.41m x 3.93m)**
- * BEDROOM TWO 13' 9" X 11' 4" (4.23m x 3.47m)**
- * BEDROOM THREE 11' 8" X 9' 9" (3.59m x 3.01m)**
- * SHOWER ROOM 7' 8" X 6' (2.37m x 1.82m)**
- * CLOAKROOM 5' 9" X 2' 6" (1.79m x 0.79m)**
- * FRONT AND SOUTHERLY FACING REAR GARDEN**
- * OFF ROAD PARKING**
- * DETACHED GARAGE**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the double glazed frosted front door gives access into the spacious entrance hallway which has window to front aspect, telephone point, storage cupboard and stairs rising to the first floor. The light and airy sitting room has feature bay window to front aspect, TV point and central fireplace with inset gas fire with marble effect hearth, surround and wooden mantel. The kitchen has window to rear aspect, double glazed frosted door to side, understairs storage cupboard housing wall mounted boiler, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring and integrated appliances to include fridge, freezer, dishwasher, oven, microwave, four ring gas hob and extractor fan over. To complete the accommodation on the ground floor is the dining room which has sliding patio doors leading out to the conservatory which in turn gives access to the rear garden.

The first floor landing has window to side aspect and loft access via a hatch. Bedroom one has feature bay window to front aspect, built in storage cupboard with shelving and a range of fitted furniture to include wardrobes, cupboards and dressing table. Bedroom two has window to rear aspect and benefits from fitted wardrobes with double opening doors. Bedroom three has window to rear aspect and airing cupboard housing the hot water tank. The modern fitted shower room has frosted window to front aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, pedestal wash hand basin with mixer tap and shower cubicle with shower. The separate cloakroom has frosted window to side, tiled flooring and low level flush WC.

To the front of the property is a low maintenance garden with mature shrubs and low level brick wall borders and a pea shingle driveway providing off road parking for a number of vehicles, which in turn via double opening gates leads down the side providing further parking and access to the single garage which has up and over door, window to side, light and power. The secluded and southerly facing rear garden has a patio running adjacent to the property in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and the property will be found on the right hand side.

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

ENERGY EFFICIENCY RATING: 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: R1804