

2 Clarence Gardens  
Broadstone BH18 8JG

Price **£450,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM, TWO BATHROOM DETACHED BUNGALOW SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. BENEFITTING FROM SECLUDED REAR GARDEN.



**\* ENTRANCE HALLWAY**

**\* LOUNGE/DINING ROOM 19' 4" max x 16' 5" max (5.91m x 5.02m)**

**\* KITCHEN 11' 10" x 8' 6" (3.38m x 2.62m)**

**\* BEDROOM ONE 16' 5" x 9' 10" max (5.02m x 2.77m)**

**\* EN SUITE SHOWER ROOM 6' 4" x 5' 1" (1.95m x 1.55m)**

**\* BEDROOM TWO 11' 10" x 9' 6" (3.38m x 2.92m)**

**\* BEDROOM THREE 9' 2" max x 7' 7" max (2.80m x 2.34m)**

**\* FAMILY BATHROOM 6' 9" x 5' 5" (2.10m x 1.67m)**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**

**\* OFF ROAD PARKING**

**\* SINGLE GARAGE 17' 5" x 8' 10" (5.33m x 2.46m)**

**\* FRONT & REAR GARDENS**







**ABOUT THIS PROPERTY**

Via the open storm porch a UPVC double glazed frosted front door gives access into the entrance hallway which has tiled flooring with underfloor heating, access into the single garage, two storage cupboards, one of which housing the hot water tank, and loft access via a hatch. The spacious lounge/dining room has two double opening doors giving access to the rear garden, TV point, telephone point and central fireplace with inset electric fire. The kitchen has window to side aspect, part tiled walls, tiled flooring with underfloor heating, nest of five drawers, range of floor and wall mounted cupboards, working surfaces above, one and a quarter single sink with drainer and mixer tap, space for oven and a number of integrated appliances to include fridge, freezer, dishwasher and extractor fan.

Bedroom one has window to rear aspect with pleasant views over the rear garden, tiled flooring with underfloor heating, fitted wardrobes and access into the en suite shower room which has frosted window to side, fully tiled walls and flooring, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, shaver point, low level flush WC and shower cubicle with shower. Bedroom two has window to front aspect, TV point and fitted wardrobes. Bedroom three has window to side aspect, tiled flooring with underfloor heating and fitted wardrobes. The family bathroom has fully tiled walls and flooring, towel ladder radiator, shaver point, low level flush WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over.

To the front is a low maintenance garden being laid to lawn with brick wall and mature shrub borders and a block paved driveway providing off road parking in turn leading to the single garage which has electric up and over door, light, power, wall mounted boiler, door into hallway and space for tall fridge/freezer, washing machine and tumble dryer. The secluded rear garden has a patio running adjacent to the property providing ample seating area in turn leading to the remainder which is laid to lawn, both of which have timber fence, brick wall and mature shrub borders. Access down both sides of the property in turn lead to the front.





**DIRECTIONS:**

Proceed away from Broadstone along York Road for approximately half a mile before taking the right hand turning into Pickering Close. Continue to the end of Pickering Close and Clarence Gardens will be seen immediately in front of you.

**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: R1806**