

6 Fontmell Road
Broadstone BH18 8NW

Price **£450,000** Freehold



A THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW SITUATED IN A QUIET AND CONVENIENT LOCATION, OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



Total area: approx. 117.2 sq. metres (1261.6 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.

- * **ENTRANCE PORCH 11'2" x 9'8" (3.41m x 2.99m)**

- * **HALLWAY 23'3" (MAXIMUM) x 11'3" (MAXIMUM) (7.1m x 3.44m)**

- * **SITTING ROOM 17' x 13'8" (5.18m x 4.21m)**

- * **DINING ROOM 15'8" x 8'7" (4.82m x 2.65m)**

- * **KITCHEN 9' x 8'7" (2.74m x 2.65m)**

- * **UTILITY ROOM 9'5" x 6'3" (2.9m x 1.92m)**

- * **BEDROOM ONE 12'1" x 11'7" (3.69m x 3.57m)**

- * **BEDROOM TWO 12'4" x 8'9" (3.78m x 2.71m)**

- * **BEDROOM THREE 9'4" x 7'9" (2.87m x 2.41m)**

- * **FAMILY BATHROOM 8'8" x 7'4" (2.68m x 2.26m)**

- * **CLOAKROOM 7'4" x 3'1" (2.26m x 0.94m)**

- * **FRONT & REAR GARDENS**

- * **AMPLE OFF ROAD PARKING**

- * **SINGLE DETACHED GARAGE**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

At the front of the property, a double glazed front door gives access into the spacious entrance porch which has low level brick wall with windows to front and side aspects and via a timber glazed frosted door leads through to the entrance hallway which has loft access via a hatch, two useful storage cupboards; one of which houses the hot water tank with slatted shelving. The sitting room has window to front aspect, TV point and central fireplace with inset gas fire and ornate surround. The dining room has windows to front and side aspects with serving hatch through to the kitchen. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter sink with drainer and mixer tap, nest of four drawers and space for tall fridge/freezer and oven. The utility room has window and frosted door to side, range of wall and floor mounted cupboards, work surfaces over, single sink with drainer and mixer tap, tiled flooring, part tiled walls, wall mounted 'Worcester' boiler and storage cupboard with sliding doors.

Bedroom one has window to rear aspect, telephone point and benefits from fitted wardrobes with sliding doors. Bedrooms two and three both have windows to rear aspect with pleasant views over the garden. The family bathroom has frosted window to side, part tiled walls, pedestal wash hand basin with mixer tap, low level flush WC and p-shaped panel enclosed bath with mixer tap and shower attachment over. The separate cloakroom has part tiled walls, wash hand basin with hot and cold tap and low level flush WC.

To the front of the property is an area laid to lawn with low level brick wall and mature shrub borders and a block paved driveway providing off road parking for a number of vehicles which in turn via wrought iron gates leads to the single detached garage which has up and over door, light and power. The rear garden is predominantly laid to lawn with mature shrub and timber fence borders. Hardstanding for shed and greenhouse. Access along the side in turn leads to the front.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last turning on the left hand side into Fontmell Road.

COUNCIL TAX: Band E BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R1815