

**18 Lytham Road, Broadstone,
BH18 8JS**

**£450,000
Freehold**



Situated in a quiet cul-de-sac is this three bedroom detached bungalow benefitting from gas fired heating with radiators and UPVC double glazing. A particular feature of the home is the generous open plan living space extending to the kitchen/breakfast room and adjoining utility area. The enclosed front garden has a generous driveway providing off road parking for four vehicles leading to the integral garage and to the rear of the garage is an office overlooking the rear garden. Just a short distance from the property is excellent dog walking in Pocket Park and then a slightly further walk to the centre of Broadstone. Just a few moments away is a bus service which connects to the centre of Broadstone and also to Poole. The bungalow is offered for sale with the benefit of No Forward Chain.

ENTRANCE PORCH With outside light and tiled steps leads to the UPVC double glazed front door and into:

RECEPTION HALL Engineered wooden flooring, coved smooth plastered ceiling, two radiators, two wall light points, airing cupboard with slatted shelving and radiator and a loft hatch gives access to the roof space. A glazed door leads to:

LIVING ACCOMMODATION Which is arranged as a sitting and dining area and also a kitchen/breakfast area

LOUNGE/DINING AREA 20' 4" x 12' 1" (6.2m x 3.68m) Coved smooth plastered ceiling with inset downlighting, ceramic tiled floor, within the sitting area there is space for a sofa, TV aerial connection point, two tall contemporary radiators, feature log burner with raised hearth and tiled surround, space for dining table and chairs, picture window overlooking the rear garden, this then opens to:

KITCHEN/BREAKFAST AREA 17' 10" x 7' 3" (5.44m x 2.21m) A range of contemporary units comprising of single bowl single drainer sink unit with centre mixer tap with adjacent work top worksurfaces with deep drawers below and eye level wall mounted units over and a built in dishwasher to one side of the sink. To the other side of the kitchen is a four ring electric hob with extractor canopy above and saucepan drawers below, built in Bosch oven and Electrolux microwave, adjacent fitted storage, integrated refrigerator, cupboard concealing the Glow Worm combination boiler serving the heating and domestic hot water supply. There is a curved breakfast bar providing seating space for several people, further tall radiator and low radiator, light dimmer control switch, French doors open to the rear garden, UPVC double glazed door with window leads to:

UTILITY ROOM 12' 6" x 8' 2" (3.81m x 2.49m) Polycarbonate roof with roof blinds, radiator, ceramic tiled floor, one and a half bowl sink unit with adjacent worktop surface with cupboards below and space and plumbing available for an automatic washing machine, space suitable for an upright fridge/freezer, corner fitted cupboard, further work surface with appliance space below and door giving access to the front of the property and a door leading to the rear garden

BEDROOM 1 10' 9" x 10' plus wardrobes (3.28m x 3.05m) Smooth plastered ceiling, bay window to the front aspect, radiator, built in floor to ceiling sliding door wardrobe units

BEDROOM 2 11' 7" into bay x 9' 6" (3.53m x 2.9m) Smooth plastered ceiling, bay window to front aspect, radiator, built in double wardrobe unit, two wall light points

BEDROOM 3 11' 1" x 9' 7" (3.38m x 2.92m) Coved smooth plastered ceiling, radiator, window to side aspect, range of built in sliding door wardrobe units

SHOWER ROOM Originally the bathroom and now having a walk in double shower cubicle with wall mounted shower controls, glazed shower screen, WC, pedestal wash hand basin, partly tiled walls, ceramic tiled floor, window, extractor fan, smooth plastered ceiling with inset downlighting, chrome heated towel rail

CLOAKROOM Comprising of a WC, wash hand basin with tiled splashback, smooth plastered ceiling with extractor fan and inset downlight



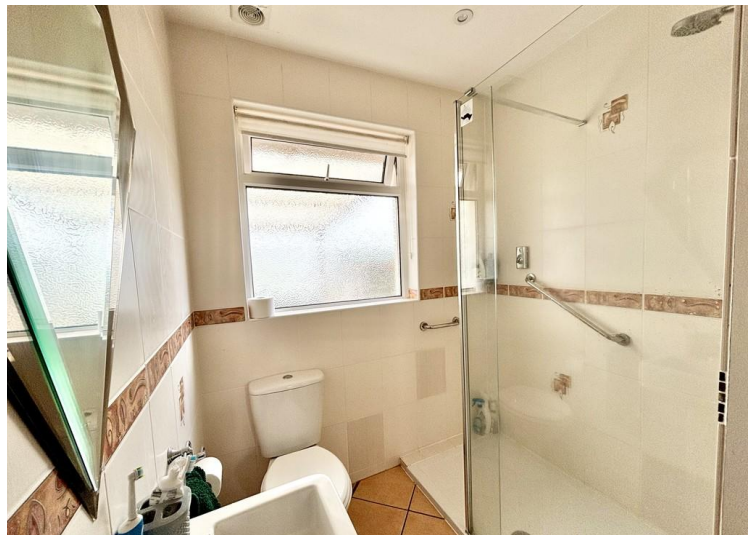
OUTSIDE - FRONT To the front boundary there is a rendered wall with pillars interspersed by balustrade, this then leads on to a brick edged tarmac driveway providing ample off road parking and leading to the GARAGE with up and over roller door. The garage has a smooth plastered ceiling, power and light and a connecting door to the office. From one side of the driveway double gates open to a paved patio area where there is a log store, water tap and a covered storage area, a door then connects to the utility room in turn leading to:

OUTSIDE - REAR Running across the full width of the property is an area of decking, a water tap, there is then a retained brick wall with raised borders leading up to an area of lawn with second patio area and further borders to the rear with stocked specimen shrubs. Within the garden there is a substantial cabin style summerhouse with power and lighting. OFFICE measuring 10' x 8' 8" (3.05m x 2.59m) accessed from the deck via a UPVC double glazed door with adjoining window, smooth plastered ceiling, wood effect laminate flooring, power and light, radiator, two built in storage cupboards and a personal door to the garage. A pathway then continues to one side of the bungalow to a gate returning to the front of the property.

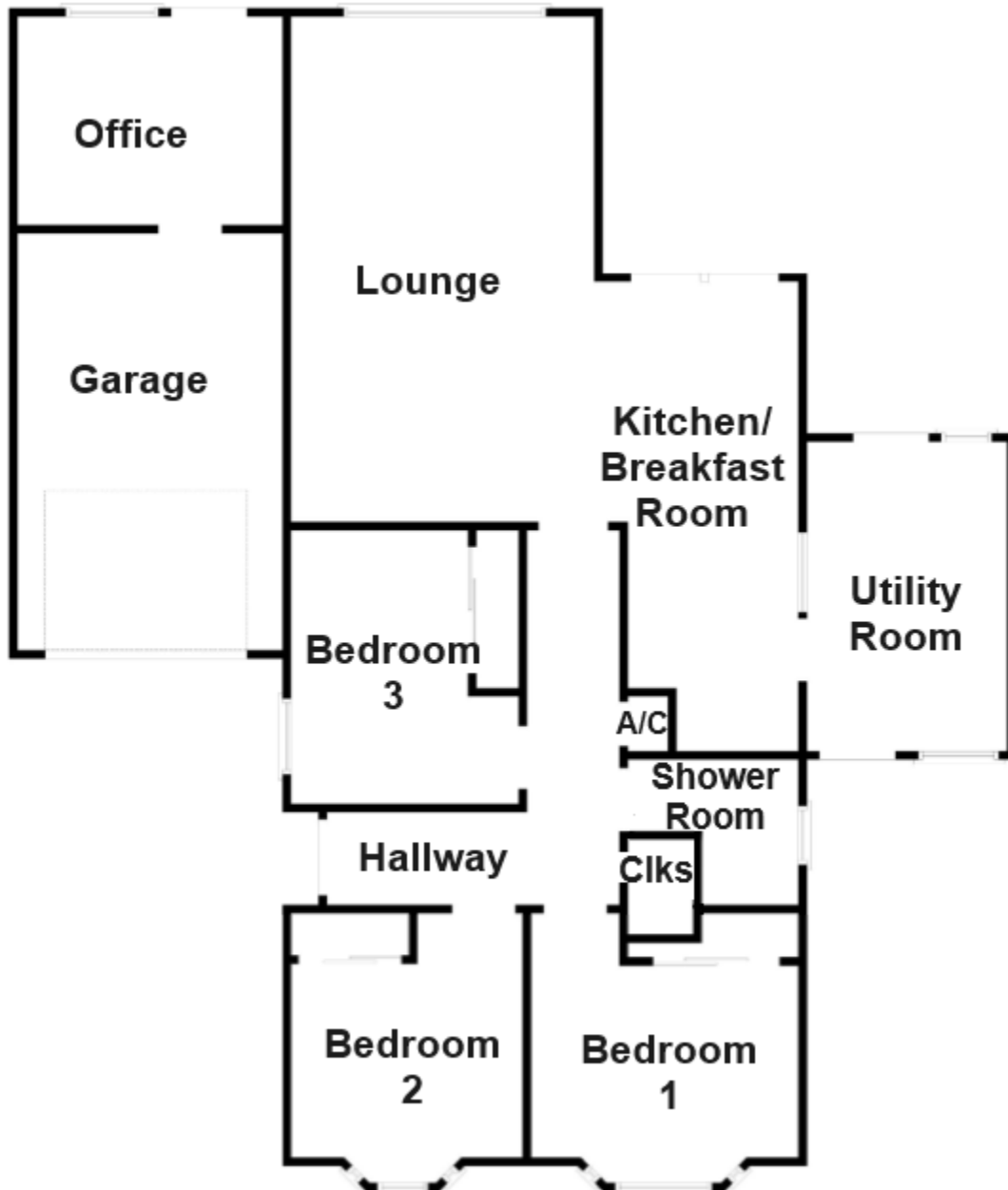
COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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Ref: 15196



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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