



171 York Road, Broadstone, BH18 8ES



A beautifully presented, spacious detached bungalow with 3 double bedrooms, 2 bathrooms and a conservatory set on a generous plot.

- Three double bedrooms
- En-suite shower room
- Modern kitchen with fitted appliances
- Conservatory
- Ample parking and oversize single garage
- Well-presented throughout
- Double glazed
- Gas central heating
- Less than 1 mile from village centre

ASKING PRICE:

£600,000 (Freehold)

EPC RATING:

Band - C







THE PROPERTY

This spacious detached bungalow was extensively modernised in recent years, presented to a particularly high standard throughout. The accommodation briefly comprises;

A spacious reception hall with a walk-in storage cupboard housing the gas fired boiler. The sitting room has a feature fire surround and french doors leading to the garden.

The kitchen/breakfast room offers a good range of base and eye level units along with a breakfast bar. Fitted appliances include an eye level oven, a gas hob with canopy over, fridge/freezer and dishwasher. Double doors lead to the conservatory.

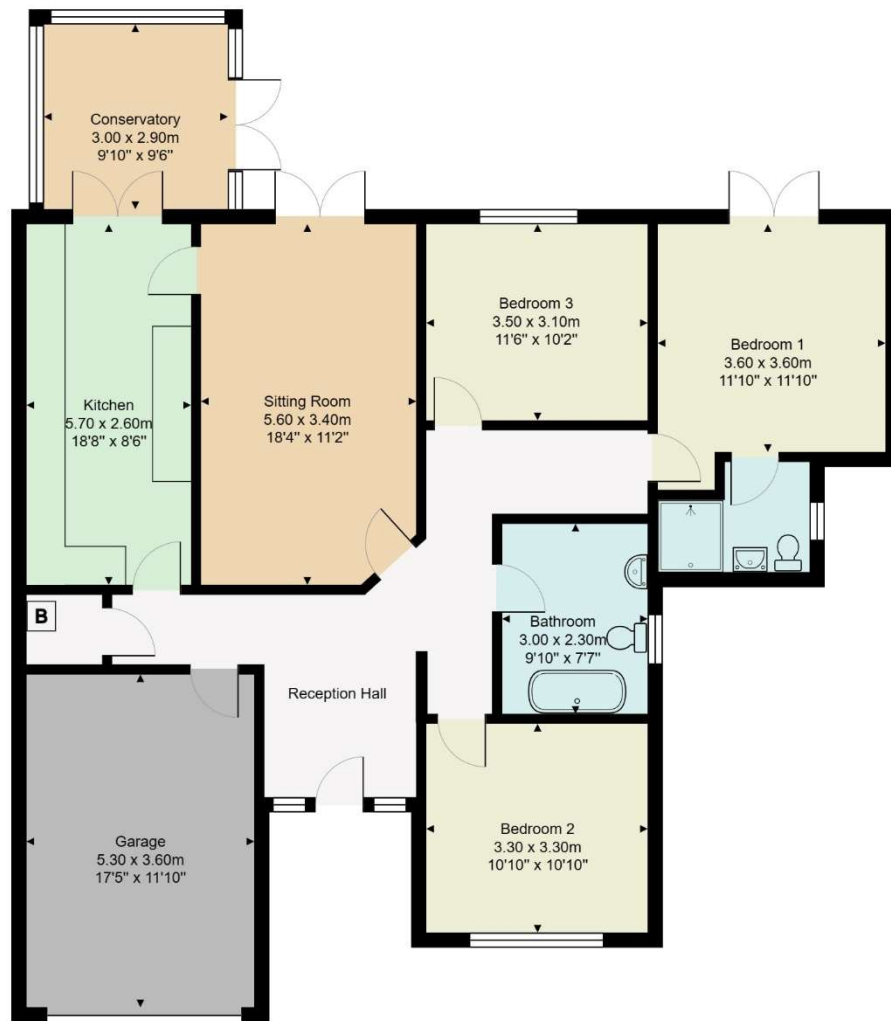
There are three spacious double bedrooms. Bedroom one has french doors to the garden and a modern en-suite shower room with a three-piece suite. The bathroom also features a three-piece suite with a roll top bath.

Outside there is driveway parking for several vehicles providing access to the oversize single garage that has power and lighting.

The front garden is laid to lawn. The rear garden is a particular feature with a large patio terrace. The remainder of gardens are laid to lawn bound by mature planted borders and timber fencing.

Council tax band - E



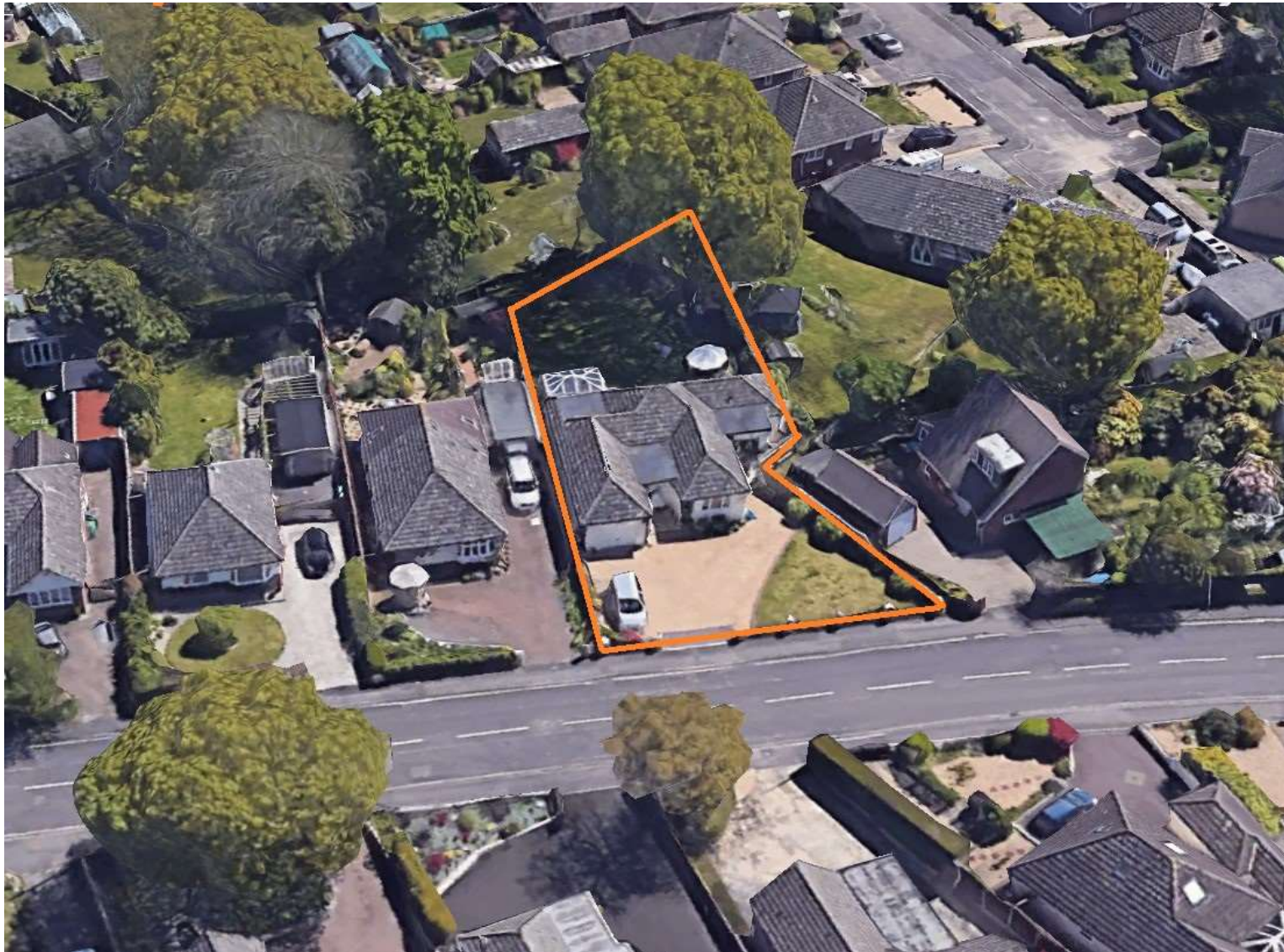


Total Area: 136.0 m² ... 1464 ft²
 All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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