

**12 Whitby Crescent, Broadstone,
BH18 8HX**

**£375,000
Freehold**



An extended three bedroom detached bungalow situated in this quiet location within easy reach of the centres of Broadstone and Poole. The property benefits from gas fired heating with radiators and double glazed windows and has been extended to the rear to now offer a larger main bedroom and second bedroom which is currently used as a dining room, a bathroom and a separate shower room. A driveway provides off road parking for two vehicles and leads to the attached garage and there is a mature rear garden enjoying a sunny westerly aspect. The property is now in need of some modernisation, but offers a great opportunity for those purchasers wishing to put their own stamp on a home. The bungalow is offered for sale with No Forward Chain.

COVERED ENTRANCE PORCH Outside light, UPVC double glazed front door with adjoining side screen leads to:

ENTRANCE HALL Coved ceiling, radiator, wall mounted heating thermostat control, coats cupboard with hanging rail and shelves, and a loft hatch with sliding ladder gives access to the roof space

LOUNGE/DINING ROOM 19' 4" x 11' 11" max. narrowing to 8' 10" (5.89m x 3.63m) Coved ceiling with bow window to front aspect, radiator, serving hatch to the kitchen, ornamental fireplace with gas fire

KITCHEN 10' 10" x 8' 10" (3.3m x 2.69m) Comprising of a one and a half bowl single drainer sink unit with centre mixer tap with adjacent worktop surfaces with base storage cupboards and drawer below and eye level wall mounted units over, space and plumbing available for an automatic washing machine, space for a slimline dishwasher, further worksurfaces with integrated fridge and freezer, small drop down breakfast bar and above are glazed display cabinets with underlighting. There is then a further worktop surface with four ring gas hob and electric double oven below and extractor canopy above with drawers and base storage cupboards below and eye level wall mounted units over. Coved ceiling, bow window to side aspect, partly tiled walls, serving hatch to lounge/dining room, TV point and a glazed door gives access to:

SIDE PORCH UPVC double glazed doors accessing the front and rear gardens, light and power with space for appliances

BEDROOM 1 13' 6" x 12' 11" (4.11m x 3.94m) Coved ceiling, radiator, built in wardrobe cupboard, range of shelving and window enjoying an outlook over the rear garden

BEDROOM 2 15' 7" max. x 10' 6" (4.75m x 3.2m) Currently used as a dining room/study area having a radiator, window to side aspect and UPVC double glazed doors leading to the rear garden, telephone connection point

BEDROOM 3 10' x 8' 11" (3.05m x 2.72m) Radiator, window to front aspect

BATHROOM Suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, wash hand basin with cabinet below, WC with storage cupboard above, partly tiled walls, chrome heated towel rail, window to side aspect

SEPARATE SHOWER ROOM Comprising of tiled shower cubicle with Bristan shower controls, WC, wash hand basin, fully tiled walls, wall mounted Dimplex electric heater and window



OUTSIDE - FRONT To the front of the property there is a low Purbeck stone wall. The front garden has been partly laid to lawn and then having extensively stocked flower and shrub borders. A tarmac driveway provides off road parking for two vehicles and leads to the extended GARAGE fitted with an up and over door and which provides parking space for a vehicle and then, if required, a workshop area to the rear. The garage has power and light available and houses the Glow Worm boiler serving the heating and domestic hot water supply, there is then a UPVC double glazed door and window leading to the rear garden. A tarmac pathway then leads across the front of the bungalow and gives access to the side porch and in turn the rear garden.

OUTSIDE - REAR Directly to the rear of the bungalow is a crazy paved patio which then steps up to an area of lawn with an ornamental fish pond, a timber greenhouse and a range of raised brick and Purbeck stone borders stocked with numerous shrubs. The rear garden enjoys a sunny aspect and is enclosed by timber panelled fencing.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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Total area: approx. 115.4 sq. metres (1242.0 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.

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