

89 Upton Way, Broadstone, BH18 9LX

**£650,000
Freehold**



A large four bedroom detached bungalow situated in one of Broadstone's most favoured locations benefiting from generous off road parking with garaging and a southerly facing rear garden. The property has been very well presented throughout and has coved smooth plastered ceilings, UPVC double glazing, fascias and soffits and gas fired heating with radiators. Throughout the bungalow is engineered oak flooring or Karndean, a generous living area with an attractive kitchen with granite work surfaces which overlook the rear garden. As with a number of properties in the road there is great potential to extend to the first floor with plans being previous passed. The centre of Broadstone can be easily reached and offers many amenities including schooling for all age groups and slightly further afield are both the boys' and girls' grammar schools.

ENTRANCE PORCH With lighting leads to the UPVC double glazed door with adjoining side screen

LARGE RECEPTION HALL 31' 10" x 6' 4" extending to 7' 11" (9.721m x 1.944m) Wall mounted heating thermostat control, two radiators, coats cupboard with hanging rail and shelf over, airing cupboard housing the pressurised hot water cylinder with slatted shelving over, the hallway has inset downlighting

OPEN PLAN LIVING SPACE Which is divided into a lounge/dining area, and then the impressive kitchen

LOUNGE/DINING AREA 26' 6" x 13' 4" (8.098m x 4.076m) In the lounge area there is a radiator, window overlooking the rear garden, TV aerial connection. The dining area has a window to side aspect, light dimmer control switch, radiator, gas point available

KITCHEN 14' 5" x 19' 9" (4.41-m x 6.028m) Fitted with a range of Shaker style units comprising of a granite island with one and a half bowl sink unit with centre mixer tap with a range of drawers and base storage cupboards below with integrated Neff dishwasher. To the opposite side of the kitchen is a range of matching work surfaces with deep saucepan drawers below and eye level wall mounted units over, space for a range style cooker with stainless steel splashback with extractor hood above and range of eye level units. There is then a further bank of matching kitchen units comprising of a larder style cupboard with shelving, wine rack, space for microwave with cupboards above and below and to the side a pull out larder style cupboard, space for an American style fridge/freezer, space and plumbing available for an automatic washing machine, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, further radiator and UPVC door leading to the side driveway and garage and a window overlooks the rear garden. The kitchen area has Karndean flooring. Throughout the living area there is a range of inset downlighting with light dimmer control switch.

BEDROOM 1 15' 4" x 10' 9" (4.691m x 3.3m) Window to the front aspect, radiator, two bedside lights with light dimmer control switch. A feature of the room is the staircase which leads to a first floor landing with Velux window in turn leading to:

LARGE EN-SUITE BATHROOM Comprising of panel enclosed bath with tiled surround, WC with concealed cistern, fully tiled double shower cubicle, inset wash hand basin with three cupboards below. Running across the full width of the room is a range of fitted wardrobes, extractor fan, radiator, wood effect Karndean flooring and a full height door gives access to a large boarded full height loft area with lighting available

BEDROOM 2 13' 2" x 9' 10" (4.038m x 3.006m) Radiator, window to side aspect, range of built in bedroom furniture comprising of double wardrobe with adjacent desk top units and base storage cupboards with drawers below with open shelving

BEDROOM 3 10' 6" x 11' 10" (3.221m x 3.614m) Radiator, window to side aspect, built in desk unit, base storage cupboard with shelving, wardrobe with hanging rail

BEDROOM 4 10' 3" x 7' 4" (3.144m x 2.260m) Radiator, window to front aspect



BATHROOM Comprising of panel enclosed bath with centre mixer tap, pedestal wash hand basin and WC, inset downlighting and extractor fan, radiator, wood effect Kardean flooring and window

SEPARATE CLOAKROOM WC, wash hand basin with centre mixer tap with cabinet below and tiled splashback, radiator, window, inset downlighting and wood effect Kardean flooring

OUTSIDE - FRONT To the front of the property there is a brick wall with an established shrub border opening onto a large block paved driveway providing off road parking for numerous vehicles. To the front of the bungalow there are further stocked borders. The driveway continues to the side of the property leading to the DETACHED GARAGE fitted with an up and over door, power and light and a window. Leading between the garage and the bungalow a garden gate gives access to a block paved pathway where there is lighting and a water tap, and this opens to:

OUTSIDE - REAR Running across the full width is a block paved patio with power supply and then a low retaining wall leads up to an area of lawn again with well stocked flower and shrub borders. There is a timber built chalet, two mature apple trees and to the rear of the garden raised beds, a garden shed and then a substantial second storage shed. The rear garden is fully enclosed by timber panelled fencing and a mature hedgerow, enjoys a sunny aspect and complete privacy.

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.

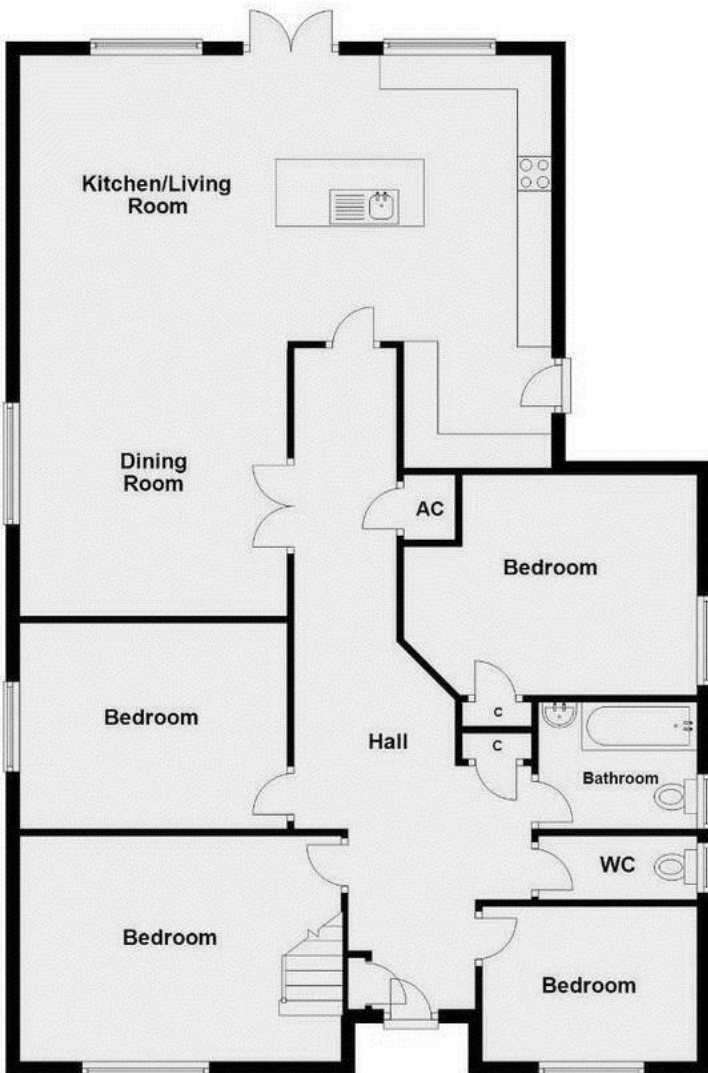
Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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. **Ref: 14713**

SPACE FOR EPC GRAPH

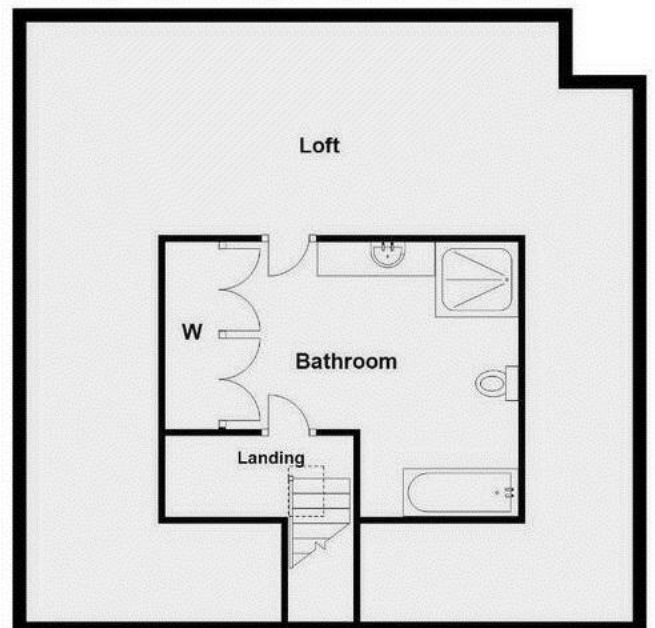




Ground Floor



First Floor



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk