

7 Beacon Gardens  
Broadstone BH18 9JY

Price **£525,000** Freehold



A SPACIOUS THREE BEDROOM DETACHED FAMILY BUNGALOW BOASTING A LARGE REAR GARDEN SET IN A QUIET SOUGHT AFTER LOCATION. OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



- \* **ENTRANCE HALLWAY 18'2" x 6'2" (5.55m x 1.89m)**
  
- \* **SITTING ROOM 17'7" x 13'5" INTO BAY (5.39m x 4.11m)**
  - \* **DINING AREA 10'4" x 9'8" (3.17m x 2.99m)**
  
  - \* **KITCHEN 11'2" x 10'6" (3.41m x 3.23m)**
  
  - \* **UTILITY ROOM 11'4" x 4'6" (3.47m x 1.4m)**
  
  - \* **BEDROOM ONE 14'3" x 12'6" (4.36m x 3.84m)**
  
- \* **EN SUITE SHOWER ROOM 9'2" x 3'8" (2.8m x 1.16m)**
  - \* **BEDROOM TWO 11' x 10' (3.35m x 3.05m)**
  
  - \* **BEDROOM THREE 11' x 6'6" (3.35m x 2.01m)**
  
- \* **FAMILY BATHROOM 9'4" x 6'8" (MAXIMUM) (2.87m x 2.07m)**
  - \* **FRONT AND REAR GARDENS**
    - \* **DOUBLE GARAGE**
  
    - \* **DRIVEWAY PARKING**
  
  - \* **GAS FIRED CENTRAL HEATING WITH RADIATORS**
    - \* **DOUBLE GLAZED WINDOWS**







**ABOUT THIS PROPERTY**

Hardwood glazed front door leads to the entrance hallway with access to loft space, built in airing cupboard and further built in storage cupboard. The L-shaped lounge/dining room has window to the front aspect, sliding patio door to the rear garden and feature fireplace with brick surround and hearth. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated double oven with four ring burner electric hob and extractor fan above, part tiled walls, space for upright fridge/freezer and window overlooking the rear garden. The utility room has built in base cupboards, single bowl single drainer stainless steel sink unit with twin taps, space and plumbing for washing machine, dishwasher and tumble dryer and wall mounted gas fired central heating boiler.

Bedroom one is to the front of the property with en suite shower room comprising low level flush WC, pedestal wash hand basin with twin taps, fully tiled shower cubicle, part tiled walls and obscured window to the side aspect. Bedrooms two and three are to the rear of the property. The family bathroom comprises corner panelled bath with mixer tap and shower attachment, low level flush WC, pedestal wash hand basin with twin taps, part tiled walls and obscured window to the side aspect.

The front garden is mainly laid to lawn with shrub and herbaceous borders. A tarmac driveway provides off road parking in turn leading to the double garage. The sizeable rear garden is mainly laid to lawn with shrub and herbaceous borders, paved patio area, personal door to the garage and access along the side of the property.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. At the end of the road turn left into Roman Road and then take the second turning on the right into Beacon Road. Beacon Gardens is the first turning on the right hand side.

**COUNCIL TAX:** Band F Dorset Council (East Dorset)

**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: R1836**