

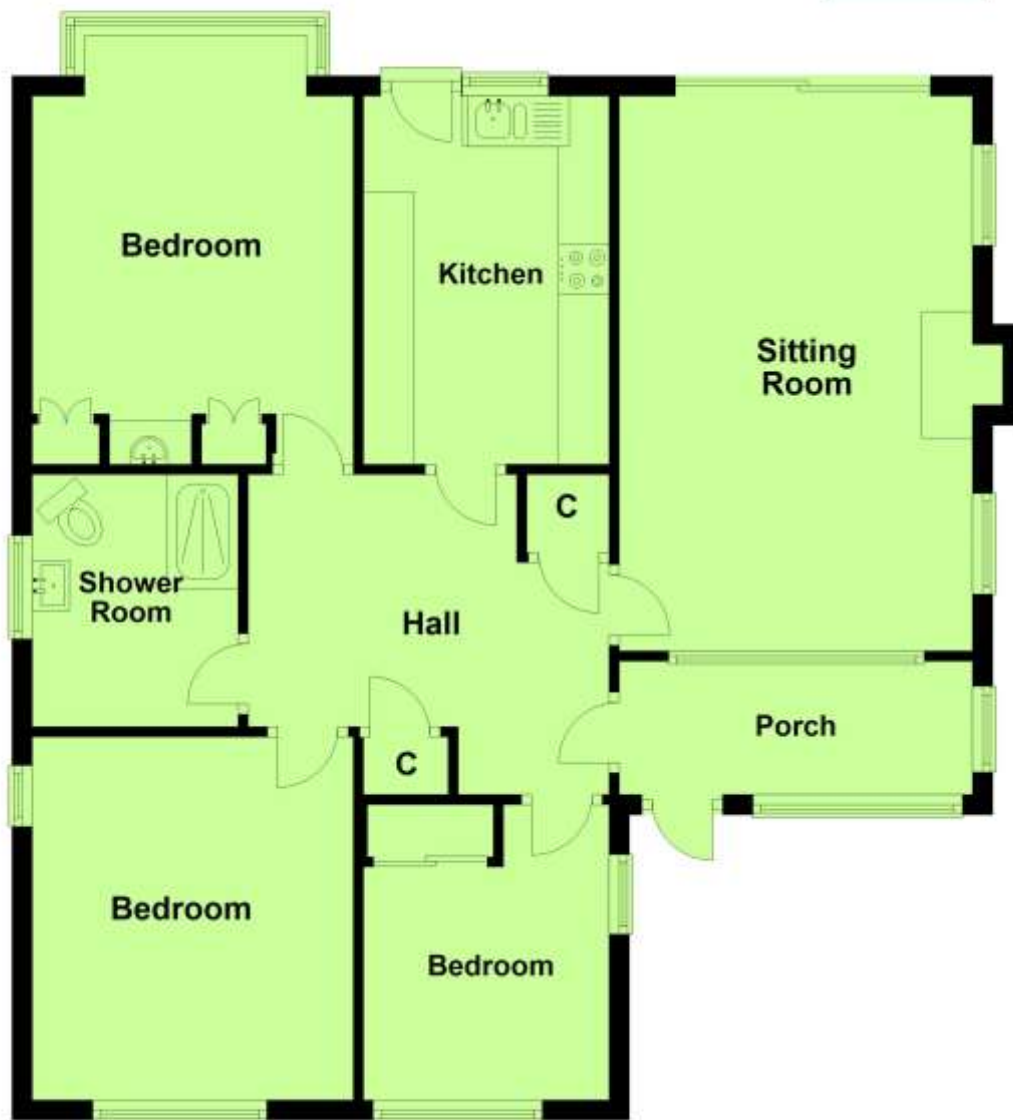
20 Meadow Rise  
Broadstone BH18 9ED

Price **£575,000** Freehold



AN EXTREMELY WELL PRESENTED  
THREE BEDROOM DETACHED FAMILY  
BUNGALOW SET IN A QUIET CUL-DE-SAC  
LOCATION AND OFFERED TO THE MARKET  
WITH NO FORWARD CHAIN.

Ground Floor



Total area: approx. 81.6 sq. metres (878.0 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.

**\* ENTRANCE PORCH 10'6" x 3'5" (3.23m x 1.07m)**

**\* ENTRANCE HALLWAY**

**\* LOUNGE 17'9" x 11'4" (5.46m x 3.47m)**

**\* KITCHEN/BREAKFAST ROOM 11'7" x 7'8" (3.57m x 2.38m)**

**\* BEDROOM ONE 14'1" (MAXIMUM) x 9'9" (4.29m x 3.02m)**

**\* BEDROOM TWO 11'8" x 9'9" (3.6m x 3.02m)**

**\* BEDROOM THREE 9'5" x 7'9" (2.89m x 2.41m)**

**\* SHOWER ROOM 8'1" x 6'5" (2.47m x 1.98m)**

**\* FRONT & REAR GARDENS**

**\* DOUBLE GARAGE/WORKSHOP**

**\* OFF ROAD PARKING**

**\* DOUBLE GLAZED WINDOWS**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS  
(BOILER NOT OPERATIONAL)**







**ABOUT THIS PROPERTY**

Glazed front door leads to the entrance porch in turn leading to the entrance hallway where there is a built in storage cupboard, cupboard housing the hot water cylinder and access to loft space. The bright and airy lounge has windows to side and sliding patio door to the rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring burner electric hob and extractor fan above, integrated double oven and microwave, space and plumbing for washing machine, cupboard housing the gas fired central heating boiler (AGENTS NOTE: The boiler is currently not operational), window and door to the rear garden, breakfast bar and integrated fridge/freezer.

Bedroom one is to the rear of the property with built in wardrobes and sink unit with twin taps and vanity unit beneath. There are two further bedrooms to the front of the property with bedroom three having the benefit of a built in wardrobe. The modern fitted shower room has a fully tiled shower cubicle with wall mounted shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, further built in storage cupboards, wall mounted heated towel rail, fully tiled floor and walls.

There is a low maintenance front garden with shrub and herbaceous borders and a block paved driveway providing off road parking for a number of vehicles in turn leading to the double garage. The large and attractive rear garden is predominantly laid to lawn with shrub and herbaceous borders, raised paved patio area, personal doors to the garage/workshop, lean-to to the rear of the garage and greenhouse to the rear of the garden.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and Meadow Rise is the fourth turning on the right hand side.

**COUNCIL TAX:** Band D BCP Council (Poole)

**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: R1848**