



## 5 Badbury Close, Broadstone, BH18 8LR

An excellently presented two double bedroom detached bungalow situated in a small close and enjoying private and generous gardens. The centre of Broadstone is within easy reach offering numerous amenities and the park providing excellent dog walking is just a few moments away.

EPC: D Council Tax Band: D











## Key Features

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- Two double bedrooms
- Lounge with dual aspect windows
- Modern kitchen with vaulted ceiling
- Contemporary shower room
- Driveway leading to integral garage
- Generous and attractive rear garden.
- Gas fired heating with radiators
- UPVC double glazed windows
- UPVC fascias and soffits
- Scope to extend subject to planning permission

## The Property

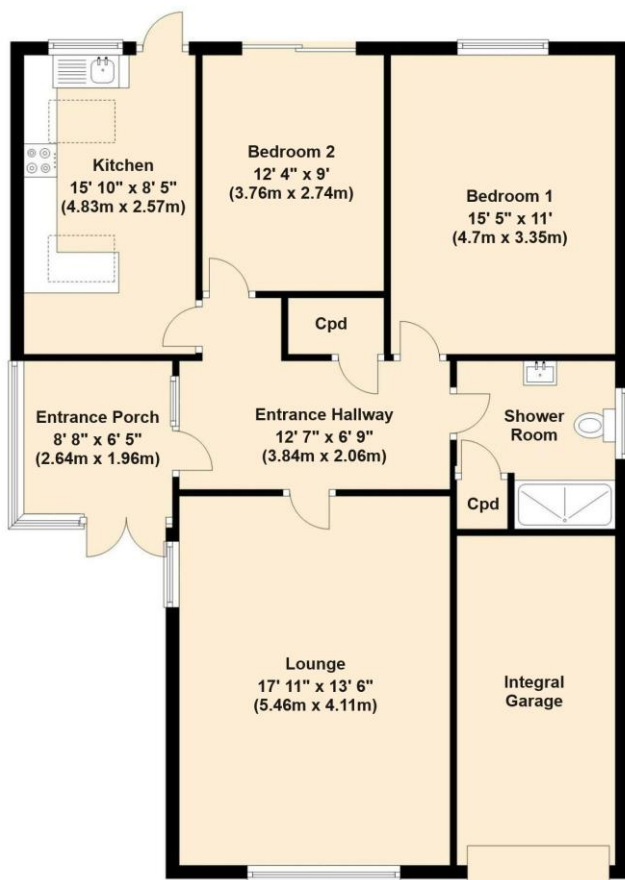
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Badbury Close is a small cul-de-sac situated within easy reach of the centre of Broadstone and also road links to Wimborne and Poole.

The bungalow benefits from a generous entrance porch leading to a good size entrance hall with attractive wood panelled doors opening to the living rooms and bedrooms. There is a good size lounge to the front aspect with dual aspect windows and a well equipped modern kitchen with vaulted ceiling overlooking the rear garden. There are two double bedrooms, the main bedroom being of a particularly good size and the current owners have changed the bathroom into a

contemporary shower room with large shower cubicle and attractive fittings.

To the front of the property a block paved driveway provides off road parking and leads to the integral garage. A particular feature of the property is the well maintained and large rear garden with good size patio running across the width of the property, then extending to areas of lawn with an enclosed ornamental fishpond and raised borders stocked with numerous specimen shrubs. The rear garden is fully enclosed, has a substantial shed, further store and an aluminium framed greenhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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