

91 Fontmell Road
Broadstone BH18 8NN

Price **£625,000** Freehold



A MODERN AND EXTENDED THREE/FOUR
BEDROOM DETACHED FAMILY BUNGALOW
PRESENTED IN VERY GOOD ORDER
THROUGHOUT AND OFFERED FOR SALE
WITH NO FORWARD CHAIN.

Ground Floor



Total area: approx. 112.0 sq. metres (1205.3 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**

* **ENTRANCE HALLWAY**

* **SITTING ROOM 15'3" x 11'9" (4.66m x 3.62m)**

* **KITCHEN/BREAKFAST ROOM 16'4" x 7'2" (4.99m x 2.19m)**

* **UTILITY ROOM 7'4" x 4'1" (2.25m x 1.24m)**

* **CLOAKROOM 3'8" x 3'1" (1.15m x 0.94m)**

* **BEDROOM THREE/GARDEN ROOM 12' x 6'9" (3.66m x 2.1m)**

* **BEDROOM ONE 13'2" x 9'1" (4.02m x 2.77m)**

* **BEDROOM TWO 12'2" x 8'9" (3.72m x 2.71m)**

* **BEDROOM FOUR/STUDY 9'7" x 6'6" (2.96m x 2.01m)**

* **CONSERVATORY 9'1" x 7'8" (2.77m x 2.38m)**

* **SHOWER ROOM 8'1" x 5'4" (2.47m x 1.65m)**

* **FRONT AND REAR GARDENS**

* **SINGLE GARAGE**

* **OFF ROAD PARKING**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED WINDOWS**









ABOUT THIS PROPERTY

The entrance porch leads into the hallway with built in cupboard and access to loft space. The sitting room has dual aspect windows to front and side and feature wall mounted electric fire. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated double oven, four burner induction hob with extractor fan above, space and plumbing for dishwasher, seating area and feature spotlighting. The utility room has space and plumbing for washing machine, roll top work surface, door gives access to the front of the property and feature spotlighting. The cloakroom comprises a low level flush WC, wall mounted sink unit with mixer tap and extractor fan. Bedroom three/garden room is to the rear of the property with dual aspect windows overlooking the garden and door leading to a patio area.

Bedroom one is currently arranged as a dining room and has a window overlooking the rear garden. Bedroom two has side aspect windows and built in wardrobes. There is a further bedroom four/study which has double opening doors to the conservatory which has triple aspect windows and door leading to the rear garden. The shower room has fully tiled walls, walk in shower, sink with twin taps and a vanity unit beneath, low level flush WC, wall mounted heated towel rail and mirrored medicine cabinet.

The front garden is mainly laid to decorative shingle. There is a driveway providing off road parking in turn leading to the single garage. The rear garden is mainly laid to lawn with a patio area and backs on to Broadstone Recreation Ground. There is also a timber garden shed.



DIRECTIONS:

From The Broadway proceed down Lower Blandford Road towards the Darbys Corner roundabout and take the last left hand turning into Fontmell Road.

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: R1855