



## 47 Steepleton Road, Broadstone BH18 8LH

A wonderful opportunity to acquire a well presented three bedroom detached bungalow set in a highly regarded part of Broadstone, overlooking an area of designated green space.

**EPC:** TBC **Council Tax Band:** E **PRICE:** £450,000 Freehold











## Key Features

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- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN WITH APPLIANCES
- SHOWER ROOM
- QUALITY DOUBLE GLAZING
- RECENTLY FITTED GAS BOILER
- GARAGE
- LOVELY WELL STOCKED GARDENS
- PRIME LOCATION
- MUST BE VIEWED

## The Property

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One enters the property via a UPVC double glazed door which leads into the entrance hall, from where a glazed door continues into an excellent lounge/dining room which has engineered wood flooring and a picture window to the front elevation. From here, access is made into a well fitted kitchen with a range of fitted appliances, this room overlooks the delightful well stocked secluded rear garden and there is a door out to a patio area.

The engineered wood flooring continues to the inner hallway which serves all three bedrooms, together with a well appointed fully tiled shower room which

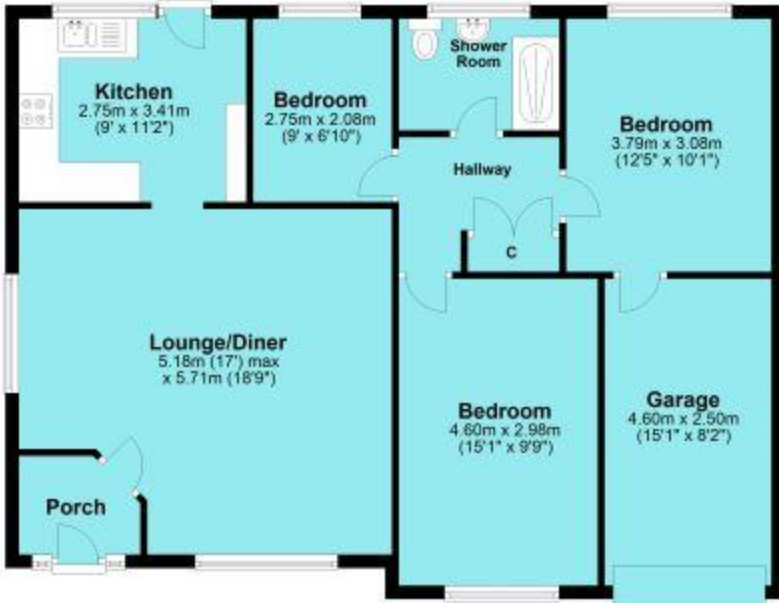
includes a walk in over-size shower. There is an access hatch to a boarded loft space with ladder and light.

Once outside, a good size tarmac driveway leads to the integral garage, whilst both the front and rear gardens are well stocked and are pleasing on the eye. Other notable features include high quality double glazing, a recently installed gas boiler serving the central heating, high standard of presentation and a sought after location within easy reach of Broadstone village centre.



**Ground Floor**

Approx. 93.1 sq. metres (1002.4 sq. feet)



Total area: approx. 93.1 sq. metres (1002.4 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCA.UK</small>			

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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